

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, AUGUST 21, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 9, 2012.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 WILLIAM KRECH – CASE NO. 12-24VAC

Consider a Vacation of a portion of a drainage and utility easement for property located at 10118 Adam Avenue:

Planning Commission Action _____

3.02 160 INVESTMENTS, LLC (ARGENTA HILLS 5TH) – CASE NO. 12-23PUD

Consider the following for property located at 10118 Adam Avenue:

a) A **Comprehensive Plan Amendment** to change the land use designation from MDR, Medium Density Residential to LDR, Low Density Residential.

Planning Commission Action _____

b) A **Rezoning** of the property from A, Agricultural to R-1C/Planned Unit Development.

Planning Commission Action _____

c) A **Preliminary and Final Plat** for a 39 unit detached single family development.

Planning Commission Action _____

d) A **Planned Unit Development Amendment** to the Argenta Hills PUD to change the original plan from a 44 unit townhouse development to a 39 unit single family development.

Planning Commission Action _____

- 4. OTHER BUSINESS**
- 5. ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Thursday, August 9, 2012 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Bartholomew called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tom Bartholomew
Armando Lissarrague
Paul Hark
Victoria Elsmore
Tony Scales
Dennis Wippermann
Annette Maggi
Pat Simon

Commissioners Absent: Harold Gooch (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the July 3, 2012 meeting were approved as submitted.

BITUMINOUS ROADWAYS – CASE NO. 12-17CZA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a Sand and Gravel Overlay district designation five year renewal for the asphalt plant and a conditional use permit amendment for the mining and processing of sand and gravel and to operate an asphalt plant and contractors yard with open storage, for the property located at 11661 and 11201 Rich Valley Boulevard. 30 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Bituminous Roadways is requesting a five year extension of their Sand and Gravel Overlay designation. Code requires that it be renewed every five years. The applicant is not proposing any changes to the operation of the site. They are, however, requesting to add a single on-site groundwater well to supplement stormwater collection for the washing portion of the operation. They would construct three new stormwater ponds to wash the aggregate that they use for their asphalt operation. They are also requesting to modify their hours of operation to allow up to 30 night shift hours per season to the asphalt plant operation schedule. The City's environmental consultant, Barr Engineering, reviewed the request and submitted their report. They support the request as they did not find any issues with the five year renewal or the conditional use permit amendment. The Environmental Commission reviewed the application as well and recommended approval. Staff recommends approval of the request as presented.

Commissioner Simon asked if staff received comments from any of the neighbors.

Mr. Hunting replied they had not.

Commissioner Simon asked if the City received any complaints since Bituminous Roadways' last Sand and Gravel Overlay renewal.

Mr. Hunting replied he was not aware of any complaints regarding the gravel pit operation.

Commissioner Simon asked for clarification of Barr Engineering's test results.

Mr. Hunting replied that Barr determined the levels to be well below any of the limits.

Commissioner Maggi asked why the addition of the new well did not appear in the conditions of approval.

Mr. Hunting advised that it was an added condition.

Commissioner Simon advised that it was listed as Condition 29.

Commissioner Maggi advised that she had an older version of the staff report that did not list a Condition 29.

Mr. Hunting advised that the report that went to the other eight Commissioners as well as the applicant included Condition 29 which allowed for a new well.

Commissioner Lissarrague asked if staff anticipated any problems with the requested 24 hour operation.

Mr. Hunting replied they did not; he noted that Bituminous Roadways has requested and received permission for extended hours in the past and to his knowledge staff has not received any complaints. He advised that the applicant has always contacted the nearest neighbor, Mr. Wicker, to alert him of the night time hours.

Commissioner Hark asked who would be responsible for resolving any drop in water level to the Wicker well.

Mr. Hunting replied that Bituminous Roadways would be responsible for correcting the situation. He added that a new well would require a DNR appropriations permit as well.

Commissioner Wippermann asked for clarification of Condition 24 regarding the monitoring of wells.

Mr. Hunting advised that the condition refers to monitoring a combination of both on-site and off-site wells. He deferred to Kent Peterson for further details.

Kent Peterson, President of Bituminous Roadways, stated they monitor three wells every other year; two that belong to the neighbors (Bob Plan and Todd Wicker) and one on-site well.

Commissioner Wippermann stated that since one Commissioner had an older version of the report, staff should ensure that the official documents included Condition 29 for the renewal request and Condition 13 for the Conditional Use Permit Amendment.

Opening of Public Hearing

The applicant, Kent Peterson, advised he was available to answer any questions.

Chair Bartholomew asked if the applicant was in agreement with the 29 conditions for the Sand and Gravel Overlay and the 13 conditions for the Conditional Use Permit Amendment.

Mr. Peterson replied that all conditions were listed in his packet and he was agreeable with all

conditions.

Chair Bartholomew asked if there would be any surface water discharge from the ponds or the mining operation.

Mr. Peterson replied that nothing would be discharged off-site.

Chair Bartholomew asked if Mr. Peterson agreed with a statement in the report advising that the increased infiltration of surface water into the groundwater would not result in groundwater contamination.

Mr. Peterson replied in the affirmative.

Chair Bartholomew asked if the charging of the ponds would be done in the spring.

Mr. Peterson replied they would use the well at the maximum in the spring but would continue to supplement throughout the season.

Jeff Brown, 11636 Akron Avenue, stated he was a close neighbor of the gravel pit and that Bituminous Roadways has been a good neighbor. He questioned how many gallons would be drawn in a three day period.

Mr. Peterson replied the well could pump 450 gallons per minute.

Mr. Brown asked how many gallons that would total over a three day period, and also what would happen if the neighboring wells went dry.

Mr. Hunting replied that the wells on the nearby properties were in a much deeper aquifer than the proposed well; therefore there should be no impact on those wells.

Mr. Brown advised that he had a very shallow well which could be at the same level.

Mr. Peterson advised that Bituminous Roadways would be legally obligated to replace or correct the situation if it were to cause a neighboring well to go dry.

Mr. Hunting advised that the groundwater flows from west to east and therefore the proposed well should not have an impact on Mr. Brown's well which lies west of Bituminous Roadways.

Chair Bartholomew asked what the depth was of Mr. Brown's well.

Mr. Brown replied 110 feet. He asked if the well could pull water from the refinery in his direction.

Mr. Hunting replied that Barr Engineering has stated the water would continue to flow from west to east and would not backflow. Barr obtained records from the County and determined that the only wells that could potentially be impacted were two lying to the east of Bituminous Roadways.

Commissioner Lissarrague questioned how Mr. Brown would proceed should his well go dry and how they would determine whether the issue was a result of Bituminous Roadway's operation.

Mr. Brown stated the cost of hiring a lawyer could cost him more than putting in a new well.

Mr. Hunting advised that he would give Mr. Brown a copy of the Barr report.

Chair Bartholomew recommended that if Mr. Brown had any concerns after reading the report, he should bring those concerns to the City Council.

Mr. Hunting advised that he would have Barr Engineering look at Mr. Brown's specific situation prior to this item going to City Council.

Commissioner Elsmore advised that in response to Mr. Brown's earlier question, the proposed well was capable of pumping 42.8 million gallons per year.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Elsmore, to approve the request for a Sand and Gravel Overlay District designation for a five year renewal for the asphalt plant with the 29 conditions listed in the report, and a Conditional Use Permit Amendment for the processing of sand and gravel, an asphalt plant and contractor's yard with open storage with the 13 conditions listed in the report, for the property located at 11661 and 11201 Rich Valley Boulevard.

Motion carried (7/1 – Lissarrague). This item goes to the City Council on August 13, 2012.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: August 13, 2012

CASE NO: 12-24VAC

HEARING DATE: August 21, 2012

APPLICANT: William Krech

PROPERTY OWNER: William Krech

REQUEST: Vacation of a portion of a drainage and utility easement

LOCATION: 10118 Adam Avenue

COMPREHENSIVE PLAN: Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is requesting to vacate a portion of an existing public drainage and utility easement that was dedicated with the plat of Forest Ridge. The applicant would like to construct an addition onto the existing house. Part of the addition would encroach into the easement. Structures are not allowed in easements and therefore a vacation is being requested. The particular easement was dedicated as part of the drainage system for the plat.

EVALUATION OF THE REQUEST

SURROUNDING USES: The subject site is surrounded by the following uses:

North - Residential; zoned A, Agricultural; guided RDR, Rural Density Residential

East - Residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

West Residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

South -Residential; zoned E-1, Estate Residential; guided RDR, Rural Density Residential

Since the request involves vacating a drainage easement, the Engineering Department has done the majority of the analysis. They have met with the applicant a couple of times to discuss the issue. Their first choice is to avoid any change to the easement. However, they have provided an alternative plan by which they would be agreeable to allowing vacation of a portion of the easement provided the applicant meet all of the conditions spelled out in the City Engineer's memo dated August 10, 2012 (attached). In summary, the applicant is responsible for creating a

new legal description for the easement and paying for the city attorney's time in preparing the new easement documents. They must enter into a custom grading agreement and an encroachment agreement to allow the easement change and grading work within the easement.

Planning Staff concurs with Engineering's comments and recommendations.

ALTERNATIVES

The Planning Commission has the following alternatives for the requested action:

A. **Approval:** If the Planning Commission finds the partial Vacation of the easement to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The vacation of the portion of the public drainage and utility easement shall be consistent with the stipulations and conditions spelled out in the City Engineers memo dated August 10, 2012.

B. **Denial:** If the Planning Commission does not favor the proposed Vacation, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on Engineering's review, staff recommends approval of the vacation request with the condition listed in the report.

Attachments: Location Map
 Applicant Narrative
 City Engineer Memo

TOTAL CONSTRUCTION & EQUIPMENT, INC.

10195 Inver Grove Trail • Inver Grove Heights, MN 55076 • 651-451-1384

City of Inver Grove Heights
Planning Commission
8150 Barbara Ave
Inver Grove Heights, MN 55077

To whom it may concern:

We are requesting a vacation of the utility and drainage easement that runs north to south on the Forest Ridge development lot 18, address 10118 Adam Ave. This is highlighted on the attached plans. The easement would need to be vacated and re-established to allow the requested addition to the existing house to be constructed.

It is our intent to provide the needed corrective actions, to meet all existing volume requirements, on the existing property to maintain the engineered drainage plan. We would also submit the needed documentation to re-establish this easement as required allowing the construction of the requested addition and meeting all previous design elements of the existing easement.

Please contact me if you require any additional information or have any detail questions.

Sincerely,



William W Krech
Vice President
Total Construction and Equipment, Inc.

MEMO
CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Thomas J. Kaldunski, City Engineer *TJK*

DATE: August 10, 2012

SUBJECT: Case No. 12-24 VAC – William Krech
Request for Drainage and Utility Easement Modification on Lot 17, Block 1, Forest Ridge

The Engineering Division has reviewed the proposed revisions to this location to allow for the construction of a second addition to the home. This review is based on the documents submitted by the site owner, William Krech, Jr., prepared by Rehder & Associates, undated.

The following concerns were discussed with the owner and his engineer at a July 24, 2012 meeting:

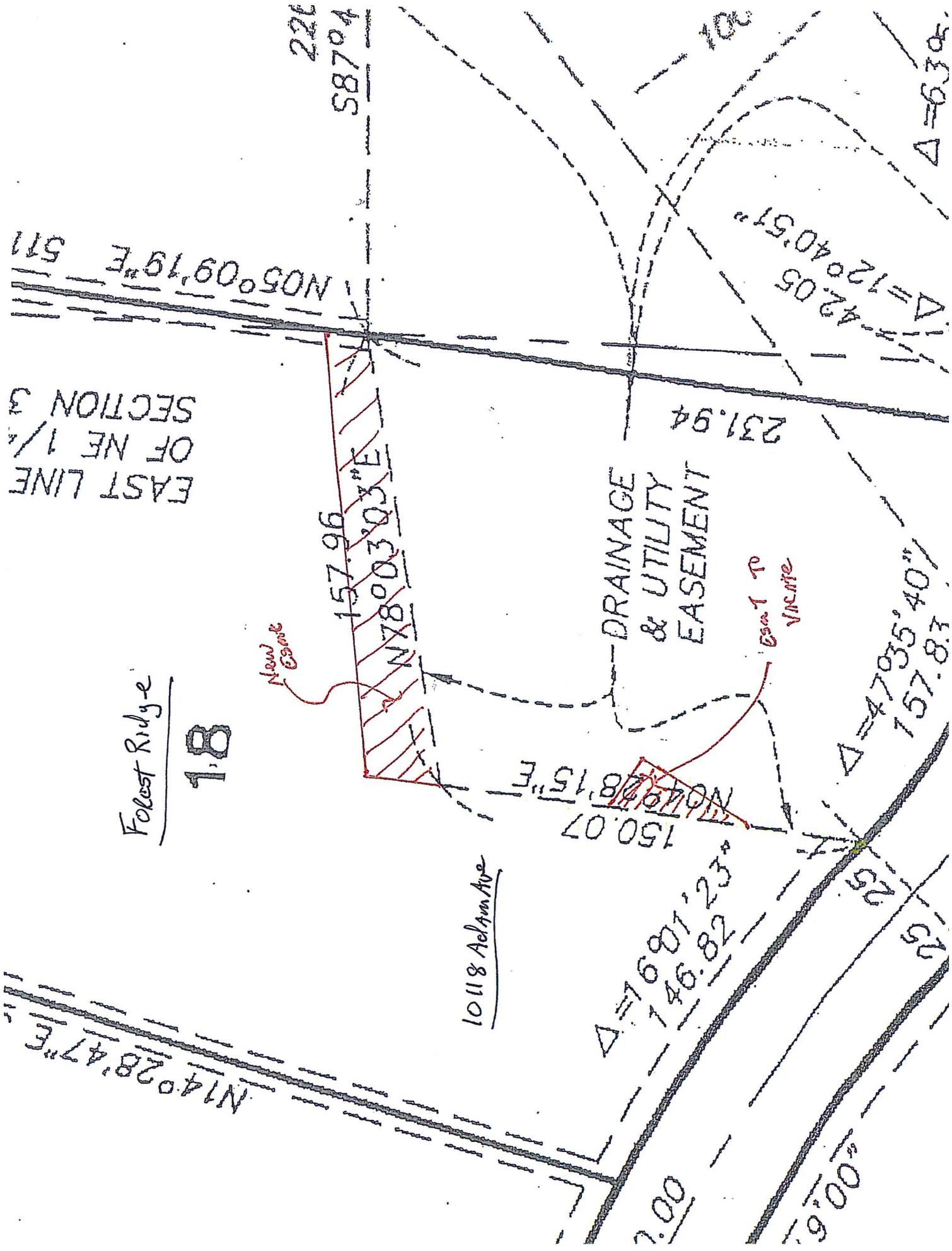
1. The proposed addition would extend into an existing public drainage and utility easement. This is not allowed. The City's preference is to preserve the easement. Note the easement was not affected by the first addition to the house. The developer will enter into agreement to vacate a small portion of the easement and grant additional easements needed for the basin. The developer will provide the legal descriptions. The City Attorney will draft the easement documents. The owner will be responsible for the attorney fees included in the engineering escrow.
2. The existing driveway to the basement level was constructed to avoid impacts on the existing drainage easements and large basin. Attached is a copy of the hydrologic modeling done by Terra Engineering and Barr Engineering showing a regulatory flood level of 834.0. The existing driveway does not impact the modeled storm water plan as reviewed by Barr and approved by the City as part of the original development. Concern was expressed because the First Addition's basement elevation (shown at 834.8) is not 1 foot above the regulatory flood level. The new Second Addition should meet the City Code requirement.
3. A review of the original Barr model indicates, it was done as an XP SWMM model using the 100-year event, it is estimated at 826.0. Terra Engineering's October 24, 2002 design indicates a 10-day, 100-year snow melt event would result in a HWL of 829.3. A minimum 5 foot freeboard is required on a landlocked design; therefore, any building should be above 834.0. The current 2nd Addition proposal meets this requirement. The model meets the City standards for the northwest area. It assumes frozen ground conditions. Any changes to the basin should be reviewed by Barr Engineering to ensure the original design criteria have been met. The developer will be responsible for meeting all conditions outlined in the review letter coming from Barr Engineering. The developer will also be responsible for all costs associated with Barr's review.
4. There was discussion about a potential for a wetland on the bottom of the basin. Cattails have been noted. An update has confirmed no wetland.

5. The owner and the City Attorney discussed a number of documents which will be needed for this Second Addition to occur as follows:
 - (a) A Custom Grading Agreement should be executed showing the proposed grading plan, an erosion control plan (SWPPP) and a Storm Water Management Plan. The project will require a minimum \$10,000 surety, which may be adjusted upward once the amount of grading is identified plus an engineering and inspection escrow of \$3,000. The escrow will be used for City Engineering review, Barr Engineering review and attorney time drafting agreements. A cost estimate should be provided by the developer's engineer to help establish the surety amount. The owner should provide the escrow and surety as part of the review.
 - (b) The proposed driveway and retaining walls can be allowed on the City easement upon the execution of an obstruction agreement drafted by the City Attorney.
 - (c) A document shall be prepared by the City to vacate a portion of the existing easement, shown in red on the Engineer's July 23, 2012 review plan. It is ten feet from the proposed addition. The owner shall provide the legal description.
 - (d) A document shall be prepared by the City Attorney to have the owner grant new drainage and utility easements for the expansion of the basin to the north. The owner shall provide the legal descriptions.
 - (e) The owner has the only existing house on this small watershed. The City's preference is to follow the existing design for the basin. Since the owner wants to significantly modify the basin, the final affects of the grading may cause minor deviations in holding capacity, infiltration rate during the spring, summer and ponding equalization through the 12" RCP. The City has requested the owner enter into a hold harmless agreement because of the owner's proposed changes.
 - (f) The owner should submit updated plans as discussed at the July 24, 2012 meeting.
6. There is a natural EOF route to the high point at elevation 841. This route must be preserved by the landowner.

TJK/kf

Attachments: Map of model – ponding elevations
Proposed drainage and utility easement modifications

cc: Scott D. Thureen, Public Works Director
Tim Kuntz, City Attorney
William Krech, Jr.
Nick Adam, Rehder & Associates
Karen Chandler, Barr Engineering



Folost Ridge

1.8

EAST LINE
OF NE 1/4
SECTION 3

10118 AdAm Ave

DRAINAGE
& UTILITY
EASEMENT

Esm't to
Vicente

N05°09'19"E 511

226
587°04

231.94

Δ=120°40'51"

Δ=63°

157.96
N78°03'03"E

150.07
N04°48'15"E

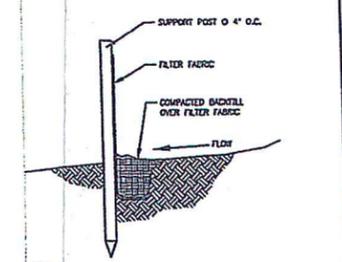
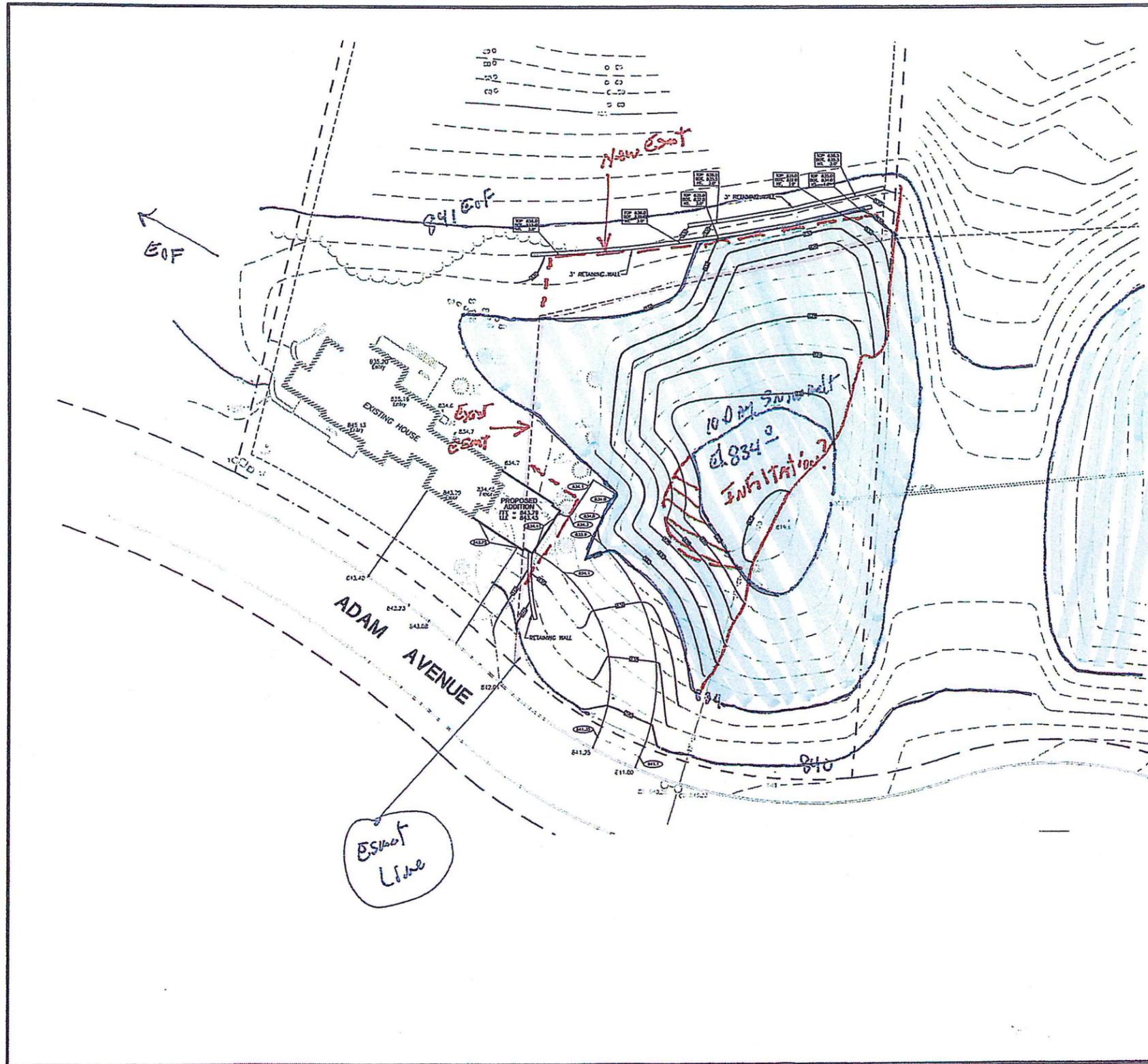
Δ=47°35'40"
157.83

Δ=76°07'23"
146.82

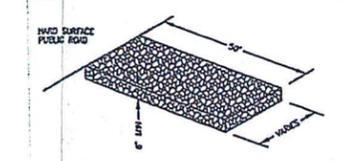
N14°28'47"E

2.00

9.00±

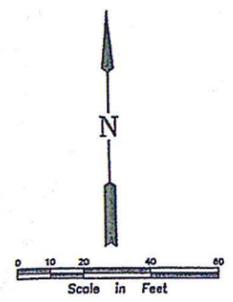


1
C1
SILT FENCE
NO SCALE



2
C1
ROCK CONSTRUCTION ENTRANCE
NO SCALE

PROGRESS PRINT
7-20-12



Reider & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors
 340 Federal Drive, Suite 110 • Eugene, Oregon 97401
 503-485-5051 • Fax 503-485-5171 • Email: info@reider.com
 PROJECT NO: 121-1310.047 DRAWING FILE: 1310047.DWG

I hereby certify that this plan was prepared by
 me or under my direct supervision and that
 I am a duly Licensed Professional Engineer
 in the State of Oregon.

PRELIMINARY
 Name: _____ Date: _____
 Title: _____ Reg. No.: _____

Issued

GRADING & EROSION CONTROL PLAN
 KRECH RESIDENCE
 10118 ADAM AVENUE
 CITY OF INVER GROVE HEIGHTS

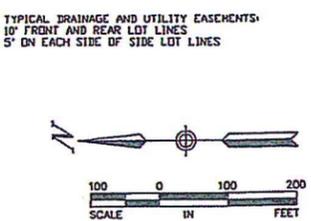
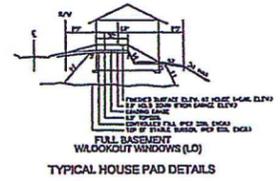
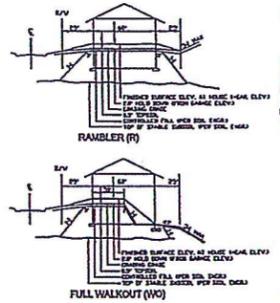
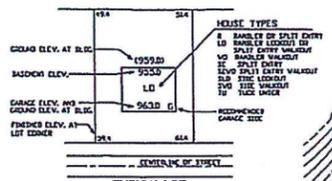
SHEET NUMBER
C1

JDK 7/24/12
Lennon

NOTES:

- All site grading, utility construction, and paving shall be completed per the requirements of the Soil Engineer. The Contractor shall schedule the Soil Engineer to that certification of all site grading, utility construction, and paving will be furnished to the Owner and Engineer during and upon completion of the project. The Soil Engineer is to be paid by the Owner.
- Grading tolerance to be within 0.1 ft.
- All disturbed areas to be restored with 6 in. topsoil, and be seeded, or seeded/mulched w/ wood fiber blanket if req'd within 7 days of completing each slope section of the site. This will require mobilization of the seeding contractor previously throughout the grading process (as ordered by the Engr or City). Barren seeding shall be completed if seeding is completed after Sept. 30, 2005.
- The Contractor is responsible for erosion control installation, maintenance, and final removal after the turf is established. Silt fences are to be placed by the Contractor, prior to construction, as necessary to prevent erosion from leaving the site. All catch basins are to be surrounded with staked hay bales or silt fence (per City) until paving is started.
- The Contractor shall not start work until all necessary permits have been obtained. The Contractor is responsible for conforming to the requirements of all of these permits.
- The City Standards Specifications and Details, MUDOT Standards Specifications, along with the Specifications and Details prepared by the Engineer shall govern this project.
- The location of the underground utilities shown are approximate only. The Contractor to verify utility locations by contacting Gopher State One Call (651-451-6922) prior to any excavations.

DEVELOPER:
Harcel Ebensteiner, Michael Kurtz, Hugh Cullen
IGH Real Estate Investments LLP (651-483-5518)
CIVIL ENGINEER:
Peter Knaeble, PE
Terra Engineering Inc. (763-593-9325)
SURVEYOR:
Gary Harris, RLS
John Oliver & Associates (952-894-3045)
SOIL ENGINEER:
Gordy Kopacek
Instant Testing Co. (651-454-3544)
WETLAND CONSULTANT:
Mark Kjolhaug
Kjolhaug Environmental Services Co. (952-401-8757)
DRAINFIELD CONSULTANT:
Gary Staber (952-461-2356)
Advanced On-Site Inc.

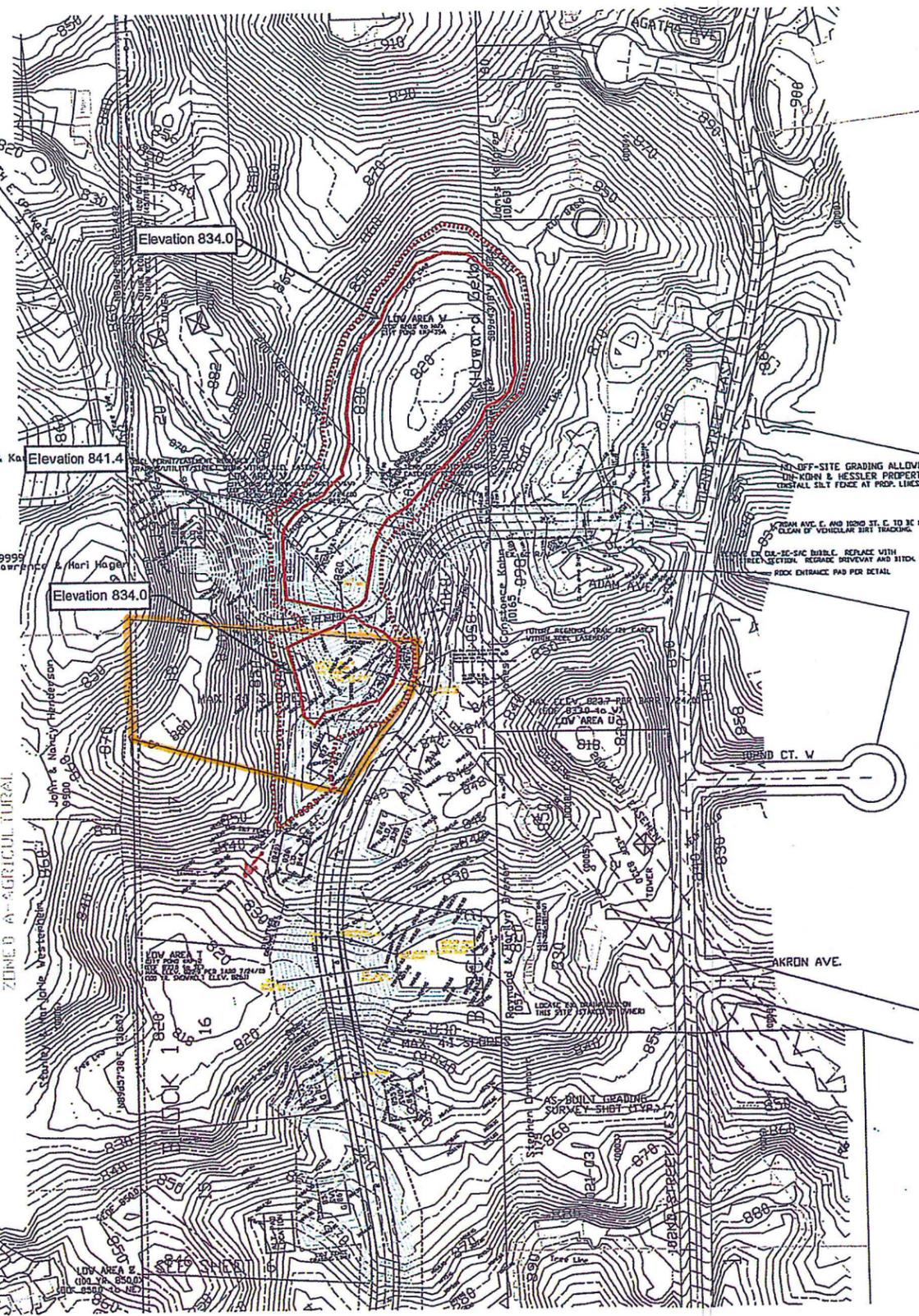


ZONING REQUIREMENTS:

	A-AGRICULTURAL	E-1 ESTATE
MIN. LOT SIZE	5.0 ac.	2.5 ac.
MIN. LOT WIDTH	200' (AT 30' FSB)	200' (AT 30' FSB)
MIN. FRONT SETBACK	25' (PER VARIANCE)	25' (PER VARIANCE)
MIN. SIDE SETBACK	25' (30' CORNER)	10' (30' CORNER)
MIN. REAR SETBACK	60'	50'
MIN. LOT DEPTH	NONE	NONE
MAX. DEPTH TO WIDTH RATIO	NONE	NONE
MIN. BUILDABLE AREA	NONE	NONE

PROP. ZONING = E-1 Estate, 2.5 ac. (Lots 1-4 & 12-19 Block 1; Lots 1-5 Block 2)
PROP. ZONING = A-Agricultural (Lots 5-11 & 20 Block 1)

- CLEARING AREA = 22.1 AC. (9/02; W/O XCEL)**
- ALL HOUSES TO COMPLY WITH ALL APPLICABLE BUILDING CODES DUE TO MSP AIRPORT BUFFER ZONE.
 - ALL CB'S TO BE PROTECTED WITH ROCK INLET FILTERS DURING CONSTRUCTION (SEE CITY DETAILS) UNTIL PAVED.
 - ALL NEW SLOPES TO BE 4:1 UNLESS SHOWN OTHERWISE. ANY NEW SLOPES 3:1 OR STEEPER TO BE PROTECTED WITH WOOD FIBER BLANKET.
 - TYPICAL DRAINAGE AND UTILITY EASEMENTS: 10' FRONT AND REAR LOT LINES, 5' ON EACH SIDE OF SIDE LOT LINES
 - FINAL LOCATIONS & ELEVATIONS OF ALL FLARED END SECTIONS TO BE DETERMINED BY ENGINEER IN FIELD TO MATCH EX. GRADES.
 - NO DRAINFIELDS ALLOWED BELOW SNOWMELT ELEV. SHOWN (DRAINFIELDS OK ABOVE THIS ELEV. & WITHIN EASE. PER CITY)



6001 Glenwood Ave.
Minneapolis, MN 55142
763-593-9325

REVISIONS

NO.	DATE	DESCRIPTION
1	8/15/02	ISSUE FOR PERMITS
2	8/15/02	REVISED PER CITY COMMENTS
3	8/15/02	REVISED PER LOCAL E.L. GRADING & SLOPE
4	8/15/02	REVISED PER LOCAL E.L. GRADING & SLOPE

DESIGNED: P.K.C.
DRAWN: H.A.L.
CHECKED: P.K.C.

I hereby certify that this plan or report was prepared by me, or under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Peter J. Knaeble
Date: 8/15/02 Reg. No. 14844

PROJECT TITLE: **INVER GROVE HEIGHTS, MN**

DATE: **8/15/02**

PROJECT NO: **01-112**

DIST NO:

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: August 12, 2012

CASE NO: 12-23PUD

APPLICANT: 160 INVESTMENTS LLC (ARGENTA HILLS 5th)

REQUEST: Comp Plan Amendment, Rezoning, Preliminary Plat, Preliminary PUD Development Plan Amendment and Final Plat and Final PUD Development Approval for Argenta Hills 5th Addition

HEARING DATE: August 21, 2012

LOCATION: West side of Hwy 3, north of Amana Trail

COMPREHENSIVE PLAN: MDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application which consists of an amended preliminary PUD development plan and plat for the fifth phase of residential development in the overall Argenta Hills PUD. The applicant is also requesting a Final Plat and Final PUD Development approval for 39 single family lots. This amendment is only for the neighborhood that was originally approved for a multiple family/townhouse project that is directly across from Target on the north side of Amana Trail. When the original overall PUD was approved, it was designed so that as each phase came forward, that particular property would be rezoned consistent with the development type. In this case, the property is still zoned A, Agricultural and is being requested to be rezoned to R-1C/PUD, Single Family. A Comprehensive Plan amendment is also needed since the density of the development is not consistent with the current designation. A change from MDR to LMDR is being requested.

Marketing of the first 4 phases have been very successful and a number of homes have been and are being built. The developer is requesting approval for the next phase and based on market demands, is requesting a change from the original plan. A quick summary of the proposed changes are:

1. Change the neighborhood from a 44 unit townhouse development to a 39 lot detached single family home development.

2. Minor changes to the proposed trail system to better fit trail locations with the natural topography.
3. Request flexibility from driveway widths and front yard setbacks.

These specific changes vary enough from the approved plan that a new preliminary plat and preliminary PUD plan approval are required.

The specific applications being requested are:

1. Comprehensive Plan Amendment to change the land use designation from MDR, 6-12 units/acre to LMDR, 3-6 units per acre.
2. Rezoning of the property from A, Agricultural to R-1C/Planned Unit Development
3. Preliminary Plat approval of Argenta Hills 5th Addition resulting in 39 lots and the balance of the residential area in outlots for future phases.
4. Preliminary PUD Development Plan Amendment of the Argenta Hills PUD as required by the Northwest Overlay District.
5. Final Plat and Final PUD Development Plan Approval for Argenta Hills 5th Addition, consisting of 39 platted lots and a series of outlots.

The applicant is also requesting flexibility from the following two standards found in the Northwest Overlay District Ordinance:

1. The applicant is requesting flexibility from the maximum driveway width requirement in order to provide for standard three car garage driveways without installing pervious pavement. Maximum driveway width is 20 feet. Reason for requirement is to minimize impervious surface. Additional width is allowed provided that driveway portion beyond 20 feet is constructed of pervious materials. This will be discussed later in the report.
2. To allow Lots 12, 13 and 29 to have driveways longer than 30 feet. The Ordinance establishes a minimum driveway length of 20 feet and maximum at 30 feet. Reason for requirement is to minimize impervious surface. Applicant is requesting 40 foot driveways for two lots and 35 feet for the other.

There are no other changes being proposed to any other portion of the approved Preliminary PUD. The approved development contract allows for a 10 year approval period for development before the applicant would be required to either ask for an approval extension or resubmit a new PUD plan.

The Northwest Area Overlay District was established to encourage development that provides such features as:

- Cluster development practices which preserve significant natural features,
- Pedestrian connections,
- Innovative storm water management practices,
- Reduction in impervious surface cover to maximize natural storm water infiltration,

- Provide on-site retention of storm water and,
- Open space areas as development amenities.

EVALUATION OF THE REQUEST

COMPREHENSIVE PLAN

As stated earlier, the current designation of the area in question is MDR, Medium Density Residential (6-12 units/acre). This neighborhood was specifically redesignated with the overall PUD approval in 2007 to ensure a higher density development would occur in this location. At the time the development was approved, the 2020 Comp Plan was in place. The MDR designation in that plan was 3-6 units/acre. The overall density of this area of the project was approved at 5.7 units/acre. This was consistent with that designation. When the 2030 plan was approved in 2009, the MDR designation changed to 6-12 units/acre. The proposed density is 5.3 units/acre. This is not consistent with the MDR designation and therefore a change to LMDR, 3-6 units/acre is being proposed.

During the initial planning stages of the whole Northwest Area, it was anticipated that based on projected land use designations, an overall density of 4.5 units/acre could be achieved. The LMDR designation would be consistent with this density mark. Achieving overall density in the Northwest Area has always been a concern since the city must work to maintain Met Council's goal of at least 3 units/acre overall and to make sure there are enough units to pay for the sewer and water infrastructure. The overall density of the Argenta Hills PUD was approved at 2.3 units/acre. In 2010, the developer requested and received an amendment to the first phase of residential development in the northeast corner of the site. The proposed change reduced the number of single family lots in that neighborhood from 60 to 45. This changed the overall density to 2.1 units/acre. The reduction of 5 more lots would reduce the overall density to 2.1 units/acre.

The original PUD approval was granted knowing the project was below the anticipated density levels. The original development fell short of this objective for a number of reasons: the challenging topography of the site, current market conditions that do not support a stacked residential housing type, the ability to protect an intact, contiguous green corridor and the location of a major regional storm water basin on the site (east side).

The density of this particular neighborhood achieves or exceeds the overall goal of 4.5 units/acre with a proposed density of 5.3 units/acre. The neighborhood with the original 44 units was at 5.6 units/acre.

The 5th phase would be consistent with the proposed change to the comprehensive plan and would also be consistent with the overall density goals for the area. While there is a loss of 5 units, this neighborhood still achieves its goal of being a higher density node in the development.

In 2010, the City approved a land use change to property across Hwy 3, on the north side of 80th Street. The land acreage of this request was approximately 80 acres. The land use designation was changed from Medium Density Residential to High Density Residential which increased the potential unit density by approximately 100 units. No development has occurred on the property to date. However, while there is a proposed density decrease in the Argenta Hills project, there has been a density increase approved in another area in the Northwest Area. If all projects are developed at their potential density, this has provided greater density to address the overall density issue in the Northwest Area.

The comprehensive plan still needs to go through the Met Council review process which will take approximately an additional 60 days. The applicant has requested the city conduct their review and if the project is acceptable, they are comfortable with a condition that the comp plan does not become effective until all plans have been approved by Met Council and the City. Staff also recommends that this condition be put in place to ensure that the density proposed is approved before an amendment becomes effective.

REZONING

The property is currently zoned A, Agricultural. The Northwest PUD ordinance states that as parcel development is approved, it must also be rezoned to a PUD designation. In this case, a rezoning to R-1C/Planned Unit Development would be consistent with the product type.

The LMDR designation indicates it is intended for a combination of single family attached and single family detached that is generally at a greater density than traditional single family housing. Traditional single family house is approximately 3 units/acre. The proposed 5 units/per acre is a greater density and is consistent with the intent of the land use designation.

PRELIMINARY AND FINAL PLAT AND PUD DEVELOPMENT PLAN

Because the revised preliminary plat and PUD changes are small, the report will combine the review of the preliminary and final together and concentrate on a review of the plans against the preliminary plat conditions of approval for compliance. The review will address each of the 36 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

A revised preliminary plat and PUD development plan is required because the product type is being changed from attached townhouse style to a single family detached unit and the number of units would be reduced from 44 to 39. The street pattern and access are all consistent with the approved plan. The applicant is requesting flexibility from the maximum driveway width requirement in order to provide for standard three car garage driveways without installing pervious pavement. This will be discussed later in the report.

Condition #1 relating to consistency with preliminary plans. The submitted preliminary and final plans are generally consistent with the original preliminary plans approved by Council. The following provides some additional detail on some of the individual approved plans:

Revised Preliminary Plat and final plat. The proposed plat further divides the original outlet into 39 lots, public street right-of-way, outlots for stormwater and open space, and the balance in an outlet for future development. The basic configuration and access remain. The lots are generally 60 feet wide and are on average 8,200 square feet. These lots are slightly smaller than those in the first 4 phases.

Additional links to the trail system are proposed with connections from the first phases to Amana Trail.

Open Space. The Northwest Area Overlay District establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres 2007	Proposed Acres 2010	Proposed Acres 2012
<i>Total Net Developable Area</i>	120.9	NA	NA	
Minimum Open Space Required = 20% of net area	24.2	43.7	42.7	40.4
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	18.2	18.9	20.4	18.2
Area to be undisturbed = 50% of required open space	12.1	19.6	21.1	18.9
Disturbed Open Space	12.1	23.6	21.4	21.5

Based on refined numbers from both the revised preliminary PUD plan and final grading plans, total open space proposed would be reduced by approximately 2 acre. Contiguous open space is now at its allowed minimum. The distance between the westerly portion of this phase and the future phase cul-de-sac further west were reduced down to the minimum 100 feet. In all cases, the project far exceeds and provides almost twice as much open space as required.

Building Setbacks and Separation. The current preliminary PUD allowed for varying building separation standards in the residential areas down to 10 feet. The proposed plans are consistent with this allowed separation. In this development, there are no storm water features needed or proposed in side yards. All storm water is addressed with larger infiltration basins and in the regional pond to the east.

The pads on lots 12 and 13 are proposed at a 40 foot setback and lot 29 at 35 feet in order for a better transition around the cul-de-sac. If the lots were pushed up to the maximum setback, they would protrude quite far out compared to the house next to them. Staff recognizes this problem is more noticeable with the smaller lots and is not concerned with the additional driveway length for these lots. The entire neighborhood will still be under the overall required 25% impervious surface coverage.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. Engineering has been working with the developer on the grading and erosion control plans. There are just a few minor tweaks that need to be done. The City Engineer finds the plans satisfy the conditions of the Northwest Storm Water Manual.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easements over the main drainage areas. The City Engineer has reviewed the plat and finds the necessary easements are in place. The outlots set aside for the stormwater systems will be owned by the city for maintenance purposes. There will be more review and refinement as we discuss the development contract and if any other easements are required, they will be shown on the final plat prior to City Council review.

Condition #4 relating to ownership of natural area/open space. Outlots B, C and D constitute open space in this phase and will be private except for the storm areas that are shown in outlot D. Conservation easements will be placed over all of the open space and undisturbed areas. These areas will be owned and maintained by the homeowners association. The open space areas are allowed to be mowed, maintained and can have improvements installed. The undisturbed areas must be left natural with no mowing or maintenance. The removal of dead, diseased, dangerous or downed trees would be allowed. Any marking of trails would also be allowed.

Condition #5 relating to rooftop and ground mounted equipment being screened. Not applicable to this phase.

Condition #6 relating to park dedication. Park dedication will consist of a cash payment of \$4011.00 per lot for the 39 lots being final platted at this time. The remaining lots will pay the current rate in place at the time the lots are final platted. The park dedication fees are collected at time of final plat release.

Condition # 7 relating to parking lot and building lighting being downcast. Not applicable to this phase.

Condition #8 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and did not provide any correction comments at this time.

Condition #9 relating to MnDOT and County Review. The final plans have been sent to MnDOT for their review. All of the required turn lane work has been completed. We do not expect any additional comments from MnDOT.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The developer will be required to enter into a maintenance agreement with the City for all of the storm water features. The details of the agreement will be addressed during the development contract meeting which is currently in progress. The City Engineer is involved in the drafting of the agreements to insure all of the design elements of the Northwest Storm Water Manual are incorporated into the maintenance agreement. The City Council will review and take action on the maintenance agreement with the development contract.

Condition #11 relating to entering into a boulevard maintenance agreement. This is a standard condition that will be included in all projects in the Northwest Area where appropriate. The maintenance agreement will be addressed during the development contract meetings and will be approved by the City Council.

Condition #12 relating to payment of plat utility fees. The developer has agreed to pay the equivalent fees for the five connections that would be lost. There would be no loss in revenue with the proposed development.

The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees collected at time of building permit for all commercial and residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #13 relating to payment of building permit fees. This condition is intended to state the developers are responsible for payment of northwest area building permit fees similar to what is noted in as noted in condition #12. These fees are collected at time of building permit issuance. The developer has also agreed to pay these same fees for the five lot reduction.

Condition #14 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. This process will begin shortly. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to conditions of building occupancy. Not applicable to this phase.

Condition #18 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #19 relating to private street maintenance. This condition is not applicable to this phase. The street is proposed to be a public street.

Condition #20 relating to second access to townhomes. When the original PUD was reviewed, it was noted that the city typically requires two access points for residential developments. Based on the original 44 unit proposal, it was anticipated that a second access to the development would be required. As project design continued, it was evident that a second access was not possible from the neighborhoods to the north or west due to the steep topography. It most likely would come from Amana Trail. The County even constructed a curb opening based on their spacing standards. The actual planning and design was to be determined when this neighborhood was proposed. During the review of the amendment in 2010, the Fire Marshal recognized that a permanent second access point would be very difficult due to the topography. He had recommended that an access with a curb drop and heavy duty asphalt across the boulevard would be adequate. Based on review of the revised plans with the reduced number of lots, the Fire Marshal is no longer requiring a second emergency access. Both Planning and Engineering recognize the steep topography and that it is not possible to make a connection to the curb cut on the east side because it would have a significant negative impact on the regional basin. Both departments are comfortable with removing the second access condition and removing the curb cut permanently since it would serve no function. Staff recommends this condition be eliminated.

Condition #21 relating to guest parking in the residential neighborhoods. The project is proposed with 28 foot wide public streets which would allow for parking on one side of the street. Required parking is satisfied with the driveway and garage. Due to the narrow lots and close proximity of driveways to each other, staff asked the developer to produce a drawing that showed possible on-street parking areas. The exhibit shows the north side of the street with 28 possible spaces as the location to provide the most number of on street parking spaces. This would comply with the Northwest Standards and provides for the necessary parking for the neighborhood.

Condition #22 and #23 relating to landscape and reforestation plans. The developer has submitted a landscape plan with details for this phase and tree reforestation information. The applicant has provided a detailed tree inventory and summary by geographic location over the entire PUD.

In this phase of the development, the applicant is proposing a total of 519 inches or 148 trees to be planted along the front yards, cul-de-sac islands and along Amana Trail. The tree reforestation requirement is currently 2,219 caliper inches. With the planting of 519 inches, that leaves a balance of 1,700 caliper inches. This additional tree reforestation will be required with all subsequent phases of the development.

Condition #24 relating to providing wetland buffers. There are no wetlands in this area of the development.

Condition #25 relating to signage. Condition not applicable to this phase of the development.

Condition #26 and #27 relating to a noise assessment along the major roadways and noise mitigation. This condition stems from the standard condition found in both the State's and County's review that noise is a concern for homes along major roadways and that some type of noise mitigation is recommended because both these agencies do not provide any mitigation for roadway noise. The applicant is proposing to plant a number of trees along Amana Trail to mitigate noise from the roadway. The proposed landscape plan shows a continuous row planting of 8 foot black hills spruce and clump birch trees along the back yards of the lots abutting Amana Trail. The buildings themselves would be setback from the road surface approximately 130 feet. Both these measures should provide adequate noise attenuation and will be more effective as the trees mature.

This phase of the development is not located within the Met Council Noise Abatement Overlay District and therefore no specific noise mitigation measures are required with the construction of the homes.

Condition #28 relating to grading of the custom lots. Not applicable to this phase. This will be addressed with future development of Outlot F.

Condition #29 relating to grading of trail system. Additional segments of the trail system will be constructed with this phase. The loop system started in the first phases will be extended to have two access points connecting to Amana Trail. With these links, there is now connection from all the approved neighborhoods to streets and additional trail segments.

Condition #30 relating street widths. All of the streets proposed and constructed have been 28 feet wide which provide for parking on one side and are consistent with the Northwest Area standards.

Condition #31 relating to street lighting. Street lights will be installed per city and utility company spacing standards.

Condition #32 relating to trail easements through the development. All trails that are in the boundaries of this development are either in outlots that will be deeded to the city or will have trail easements under them.

Condition #33 relating to boundaries of open space shown on final grading plans. The plans are being revised to show the actual location of the marker posts. These areas will be inspected by Engineering as part of the silt fence installation review.

Condition #34 relating to future development of Outlot F must be consistent with approved preliminary PUD plans. The intent of this condition is to let any future party who may develop the site that Outlot F must be developed consistent with the approved plans unless changes are approved by the City Council. In this case, since there was a modification to right-of-way and street design, a new public hearing has been ordered.

Condition #35 relating to payment of all fees and escrows incurred by the city during the review process. The intent of this condition is to let the developer know of their financial responsibility of payment of fees. The development contract will also address this issue and state all outstanding fees must be paid prior to release of the final plat.

Condition #36 relating to the current governing resolution. This condition will be updated to reflect the latest resolution number.

Condition #37 relating to reforestation calculations. The developer has and will be planting an extra tree in each of the lots in the first phases to address the additional 45 tree requirement. With the 519 caliper inches being planted in this phase, the outstanding balance is now 1,700 caliper inches.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the Comprehensive Plan Amendment to change the land use designation from MDR, Medium Density Residential (6-12 units/acre) to LMDR, Low Medium Density Residential (3-6 units/acre) subject to the following conditions:
 1. The plan shall not become effective until all approvals have been granted by the Met Council and the City.
 2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

3. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
- Approval of the rezoning of the property from A, Agricultural to R-1C/Planned Unit Development.
 - Approval of the Preliminary Plat and Preliminary PUD Amendment to Argenta Hills subject to the following conditions:
1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	10/12/2007, 6/30/10 and 8/10/12
Preliminary Site Layout Plan	6/25/2007 and 7/19/10
Preliminary Grading and Drainage Plan	6/25/2007, 7/19/10 and 8/10/12
Preliminary Overall Utility Plan	6/25/2007
Preliminary Landscape Plan	6/25/2007, 8/10/10 and 8/10/12
Preliminary Tree Inventory and Preservation Plan	6/25/2007, 8/11/10 and 7/9/12
Building Elevations	6/25/2007
Trail Plan	6/25/2007
Signage Location Site Plan	10/11/2007
Open Space Plan	6/25/2007, 7/19/10 and 7/6/12
Development Capacity Plan	6/25/2007
Preliminary Phasing Plan	6/25/2007 and 7/19/10
Trails, Walks and Green Framework Plan	6/25/2007
Roadway and Trail Plan	6/25/2007
East-West Pedestrian Connection	6/25/2007
Concept Signage Sketches	9/17/2007
Main Street - Argenta Perspective Sketch	
Target View Perspective Sketch	
Commercial Buildings Schematic Elevations	8/7/2007
Argenta Hills Design Guidelines Outline	
Design Features (9 sheets)	6/25/2007
Overall Stormwater Plan (2 sheets)	
Stormwater Details (3 sheets)	
Grading and Drainage Plans (9 sheets)	6/25/2007
Landscape Plans (8 sheets)	6/25/2007
Residential Lot Design Layout (3 sheets)	9/25/2007
Argenta Hills Residential Overall Impervious Surface Illustration	8/10/12

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The ownership of all of the natural area/open space to be owned in private ownership by the property owner. A conservation easement shall be required by the City restricting the use of the open space.
5. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.
6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from MnDOT and Dakota County.
10. The Agreement shall stipulate the storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.

12. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
13. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.
14. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council
Signage Location Plan	City Council

15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
16. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
17. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
18. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.

19. All private streets shall be maintained by the Home Owners Association.
20. Prior to City Council review of final PUD development plans in residential areas, the plans shall be modified such that visitor parking shall be accommodated in the single family and town home neighborhoods.
21. Prior to City Council review of final PUD development plans of any phase, the landscape plan shall identify quantities of plant materials proposed for verification of code compliance.
22. Prior to City Council review of final PUD development plans of any phase, the reforestation plan shall be updated indicating the location of replacement trees on site in addition to the landscaping requirements described by the ordinance.
23. Prior to City Council review of final PUD development plans of any phase, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan.
24. All signage for all future proposed development shall be subject to review and approval by the City.
25. Prior to City Council review of final PUD development plans of residential portions, a noise assessment of the proposed development from the major roadways (State and County) including Highway 55, Robert Street and the proposed CSAH 28 shall be required. This analysis should outline areas of concern and detail mitigation strategies for reducing noise pollution on site.
26. Residential neighborhoods located within the boundary of the Noise Abatement Overlay district shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Section 515.80. Subd. 34 of the City Code.
27. Prior to City Council review of final PUD development plans for appropriate phases, the Developer must demonstrate how grading of the custom lots, streets and retaining walls function for the long term, realizing the development of individual lots and construction timing.
28. Prior to City Council review of PUD development plans, the Developer must demonstrate how the trail system can be graded through the open space area. Benches for proper trail widths and cross culverts for drainage shall be designed and implemented into the grading and drainage plans and shall respond to the stormwater ponding and infiltration network.

29. The private streets shown at 24' in the custom single family and small lot single family neighborhoods and in the townhouse neighborhood do not allow for on-street parking. If no other guest parking areas are being provided within these neighborhoods, these streets shall be modified to 28' width to accommodate parking on one side of the street.
30. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
31. Separate trail easements shall be granted to the City for the trail system through the development. The City shall be responsible for the maintenance of the trail and trail easement area.
32. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.
33. The re-platting of Outlot F shall be consistent with the approved preliminary PUD development plans dated 6/25/07, 7/19/10 and 8/10/12 unless a revised plan has been approved by the City Council. All conditions, restrictions, covenants, contributions and dedications must occur at time of re-platting Outlot F. This provision shall be included in the approved and recorded development contract.
34. At the time the City signs the plat, the owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees that have been incurred up to the date the City signs the final plat, and the owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time the City signs the final plat, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review, natural resource inventory and transportation modeling as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the owner's applications.
35. This PUD Amendment resolution replaces Resolution No. 10-142 and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.
36. An additional 1,700 caliper inches shall be required to be planted in the overall development of the Argenta Hills PUD.

- Approval of the Final Plat and Final PUD Development Plan for Argenta Hills 5th Addition subject to the following conditions:

1. The project shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below:

Final Plat	
Final Site Plan	dated 8/10/12
Final Grading and Drainage Plans	dated 8/10/12
Landscape Plan	dated 8/10/12

2. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.

- B. **Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Our recommendation is based on the following:

The townhouse market is soft metro wide and is expected to be so for a number of years. Staying with the original plan as proposed would mean this property would remain vacant for a number of years.

While the density of the project drops slightly, the density of this neighborhood remains high at over 5 units/acre.

The developer has agreed to pay all connection fees to the equivalent of the original 44 units.

Overall, this site has had constraints with achieving density including a large portion being needed for a regional basin.

Continued residential development will help stimulate further residential and retail development and will also support the newly built retail. Keeps the momentum going and will help show the PUD and overall area is a healthy, thriving area.

Based on this review, the Planning Division recommends approval of the for Argenta Hills 5th Addition subject to the conditions stated above.

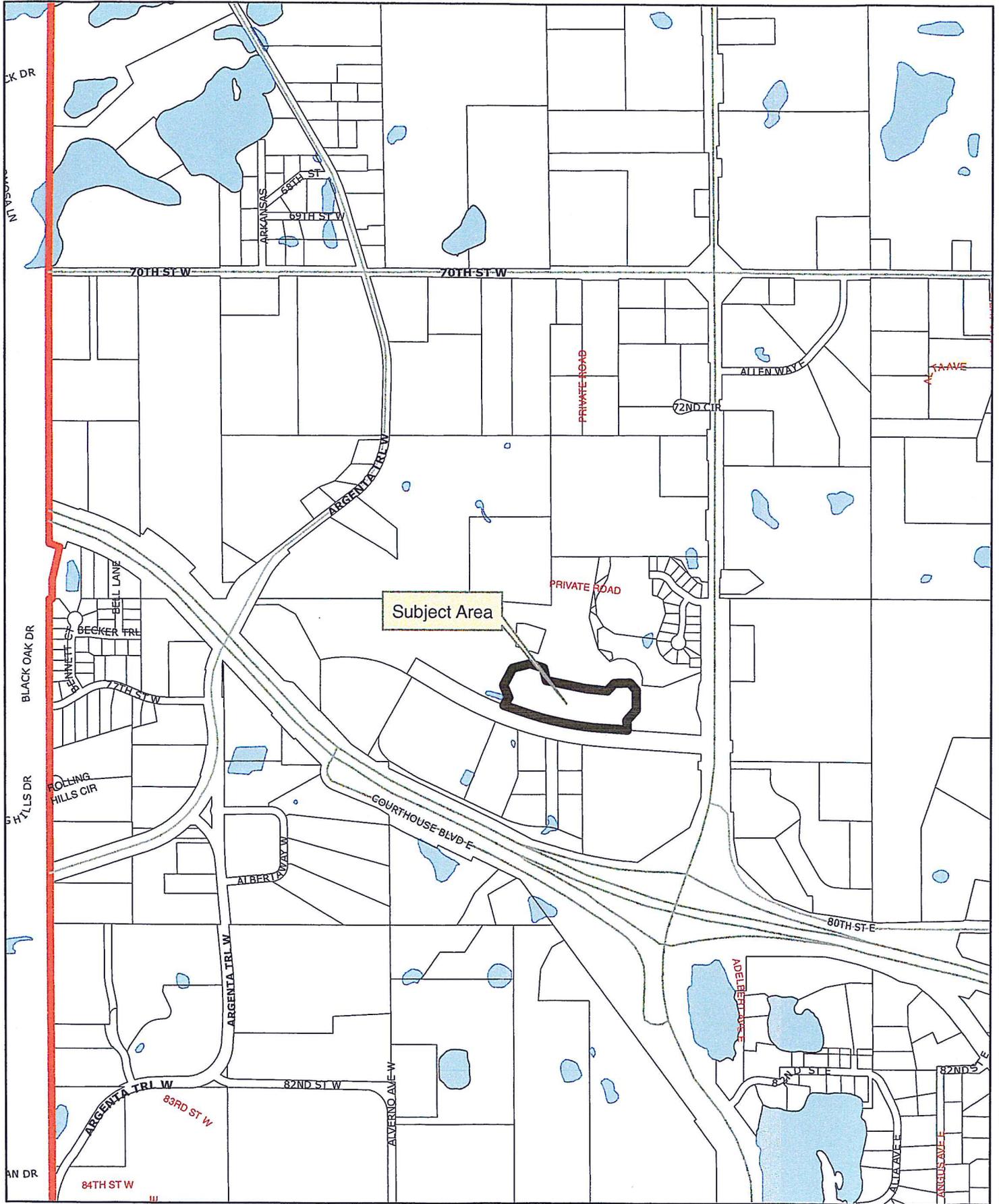
ATTACHMENTS:

- Location Map
- Comp Plan Map
- Project Narrative
- Preliminary PUD conditions of approval and site plan
- Proposed PUD Site Plan
- Preliminary Plat
- Grading Plan
- Revised Natural area/open space and undisturbed area plan
- Landscape Plan for Argenta Hills 5th Addition
- Argenta Hills Impervious Surface Exhibit
- Argenta Hills 5th Addition Parking Exhibit
- 2007 Approved PUD Site Plan
- 2010 Approved PUD Site Plan



Location Map

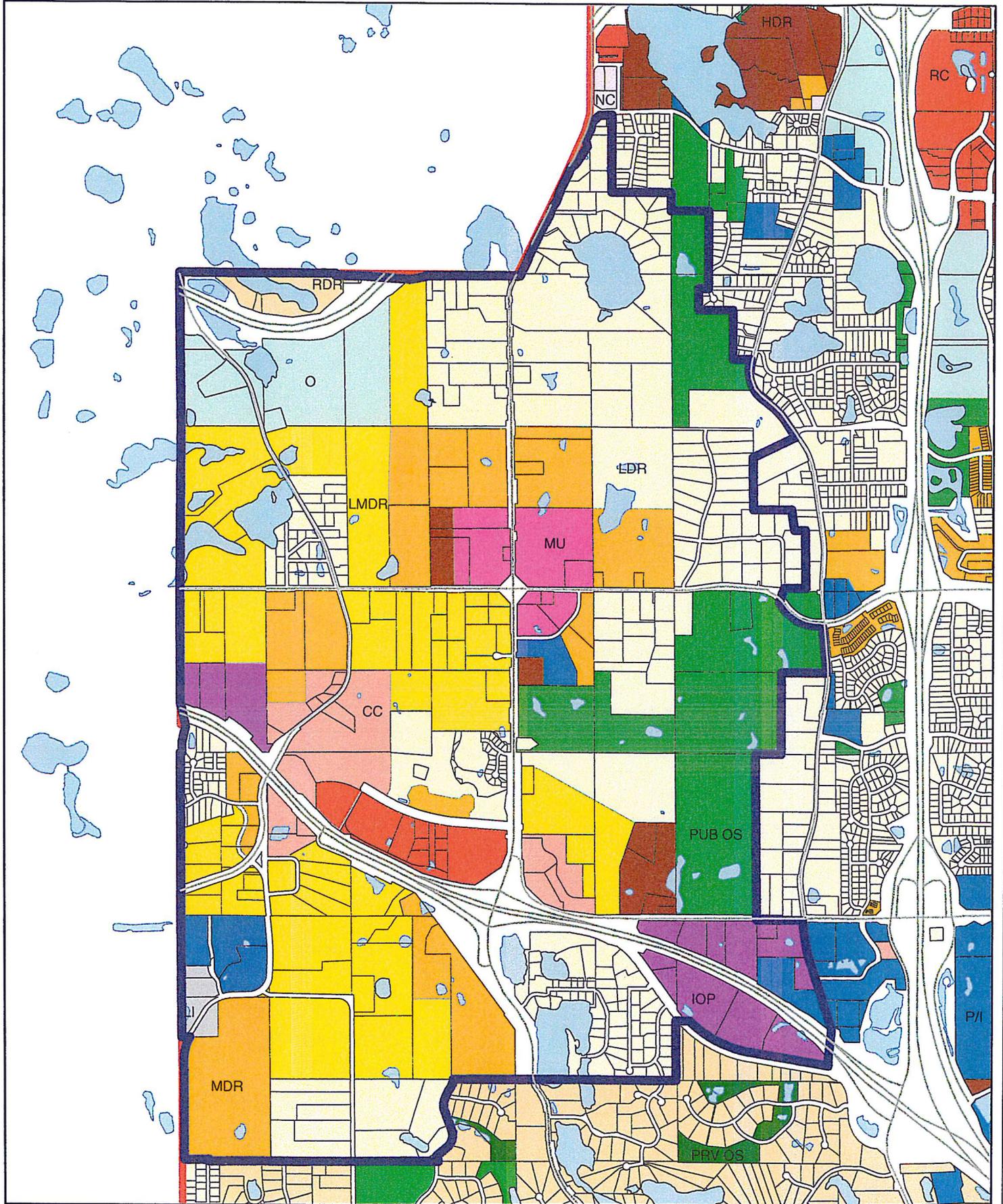
Case No. 12-23PUD

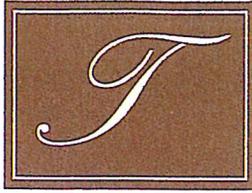




Comp Plan Map

Case No. 12-23PUD





TRADITION
Development

August 10, 2012

Allan Hunting, AICP
City Planner
City of Inver Grove Heights
Inver Grove Heights, MN

Re: Revised Argenta Hills 5th Preliminary and Final Plat

Dear Mr. Hunting

We are excited to submit a revised preliminary plat plan set for Consideration by City Council, Planning Commission and City staff. In 2008 the City of Inver Grove Heights approved the Argenta Hills preliminary plat which included a commercial and residential component. Since that time the market has changed dramatically and we've learned a number of things regarding site conditions, market conditions and product specifics.

Our proposed plan asks that the area that was previously approved as 45 townhomes now be platted as 39 single family homes. The request to change this site from townhome to single family homes is solely based on the market conditions. It has been our experience in every one of our residential communities across the metro area that the economics of building new townhome just don't work. In fact, those where we are building new townhomes there's no pace of sales to warrant building additional lots. This is primarily due to the fact that the consumer can purchase existing inventory far below what it costs to develop and build new townhomes.

With those items in consideration the proposed plan maximizes the density by building 39-60' single family lots on this parcel creating a density slightly higher than 5 units per acre. We've included in our packet sample elevations of the proposed homes which will be built by Robert Thomas Homes. These homes will average around 2800 square feet with stone and hard board fronts and vinyl sides. Like the approved townhome plan all the homes will be serviced by public sewer, water and streets, as well as address any of the retention and infiltration of storm water requirements on site. As part of our study we've provided staff with an imperious surface study which shows that the layouts are below the 25% maximum impervious coverage including standard 3 car wide driveways, therefore we are asking the City for flexibility from the NW Area guidelines to allow for this. Another item that staff brought to us as a concern was the reduced number of NW Area fees due to fewer units on the new plan. The proposed plan does include fewer lots than was originally approved 45 TH units vs. 39 - 60' lots, yet we still propose to cover the fees for all 45 townhome units.

We feel our revised site plan still meets the purpose and intent behind the City's Northwest Area Overlay

A TRADITION COMPANY

Development • mortgage • title • realty • golf • capital bank • homes

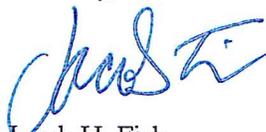
6800 France Avenue South, Suite 178, Edina, Minnesota 55435 • Phone: 952.920.5100 • Fax: 952.920.8900 • Toll Free: 888.920.0031

District as well if not better than the approved plan. The layout maximizes the natural features and topography of the site as an integral part of the design. All of the homes except a very few either back up to or have clear views of the natural areas and open space. The street configuration remains consistent with townhome layout utilizing the two cul-de-sacs. As part of the original approval though a condition was placed to explore the use of a second entrance on this parcel the design of Amana Trail provided an access point but if you look at the grading plan or take a trip to the site you'll see this could only be accomplished through the loss of lots and storm water capacity due to a considerable amount grading/fill into the regional basin. We have worked with staff on this issue and all feel for 39 homes that this single access point is the best solution. This plan, like the approved plan, also provides for pedestrian connections to the open space and trails as well as providing a sidewalk connection between this neighborhood and Amana Trail and the Argenta Hills Commercial area. The trails will be constructed with our initial phase of construction as we intend to grade the site all at one time but intend to install the streets and utilities in two phases. Our hope is to be able to beat Mother Nature and have streets in before snow flies which will allow the builder to have a home in the Spring Parade of Homes Tour to kick off the marketing of the new neighborhood. This plan minimizes the street widths while still allowing for parking on one side, maximizes the granular soils on site to create filtration and infiltration ponds and on the lot drainage features all to minimize the discharge to the regional storm water infiltration basin.

Overall we feel that while this revised layout is slightly different than what was approved back in 2008, this new plan allows us to build, market and sell a product that has been received very well in Inver Grove Heights. We are confident that this product will sell and that will allow us and the City to continue to make progress by building more roof tops, otherwise we'll have to wait until the townhome market recovers and would have to proceed with the previously approved plan. We feel that the plan we present to still meets or exceeds the standards the City as set within the Northwest Area Overlay District and will be a great addition to Argenta Hills and the City of Inver Grove Heights.

Thank you for your consideration and we look forward to hearing the Councils, Commissions and Staff's comments regarding this new addition to Inver Grove Heights.

Sincerely,



Jacob H. Fick
Project Manager
Tradition Development
160 Investments LLC

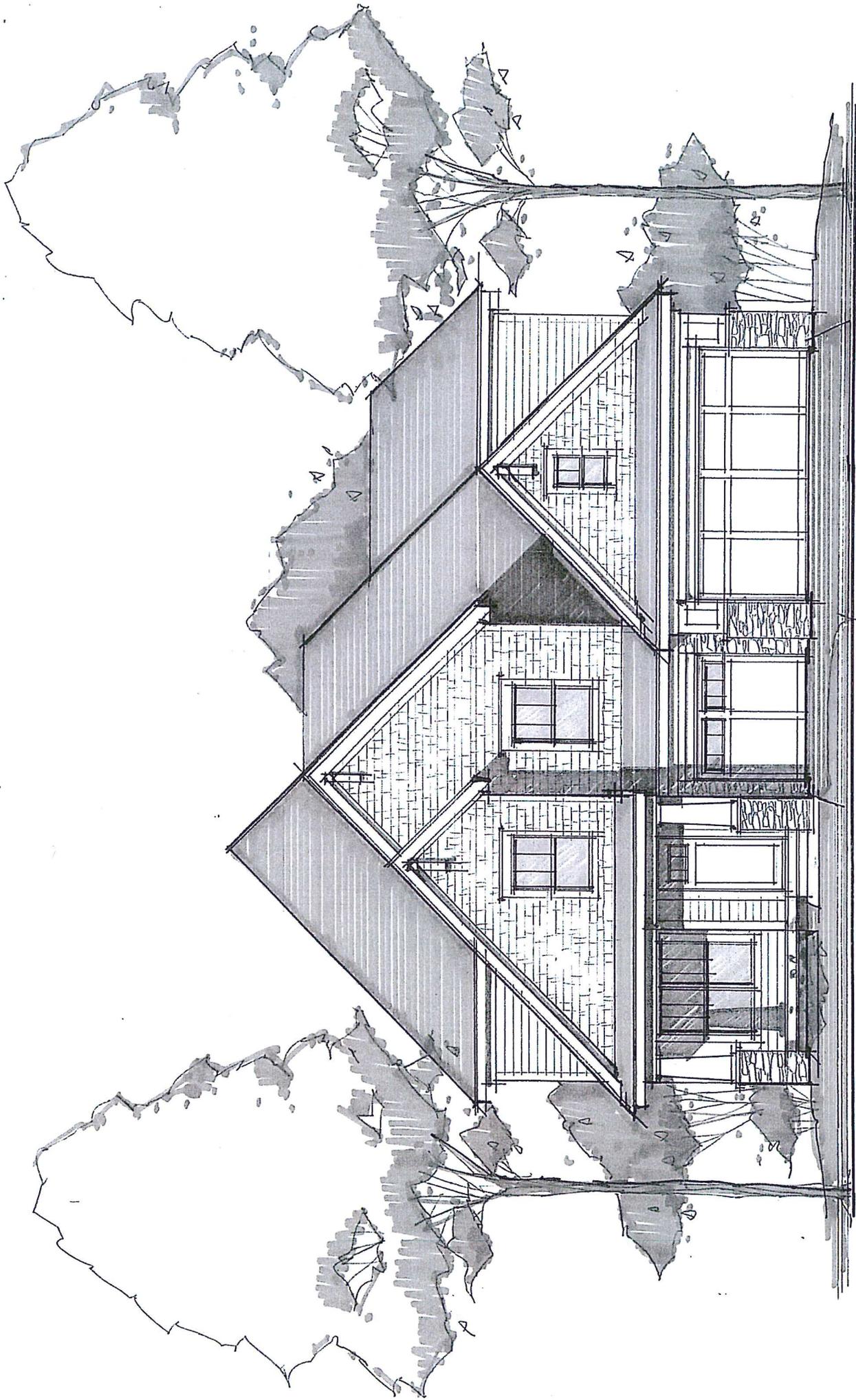


SOMERSET A

3.1.12

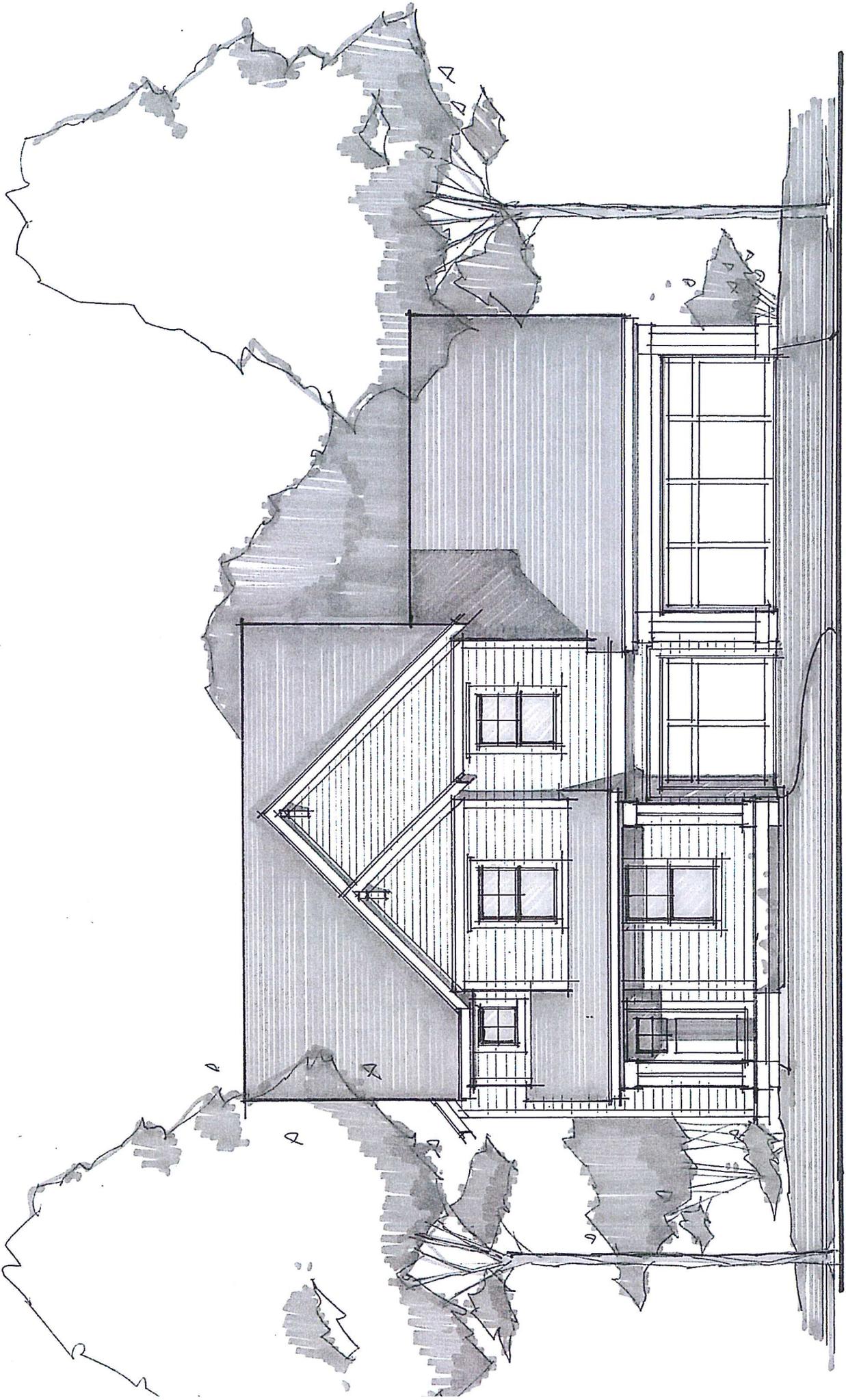


SOMERSET. B 4.2.12



SOMERSET.

1-15-12



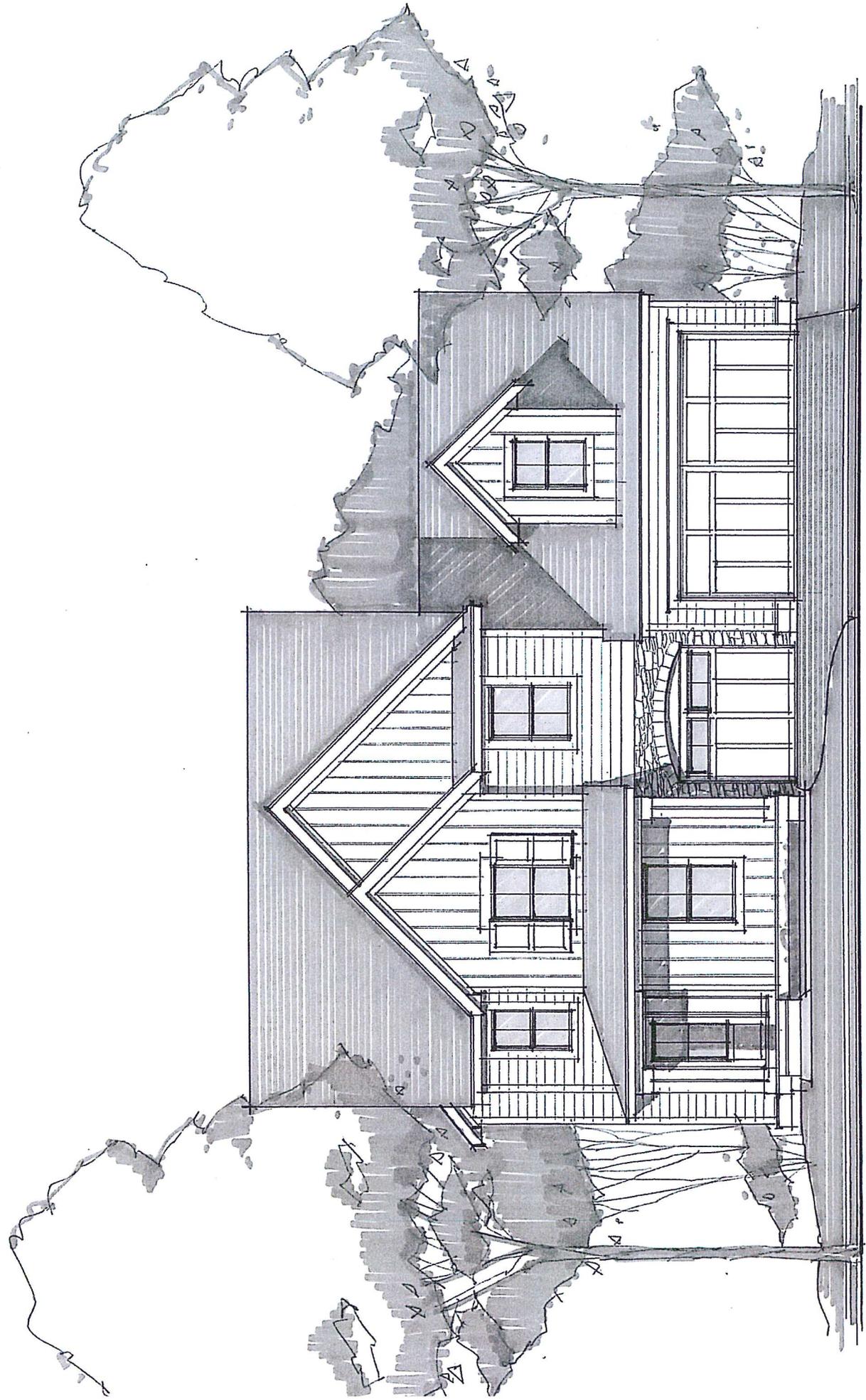
WOODBRIDGE · A

3.1.12



WOODBRIDGE . P

4.2.12

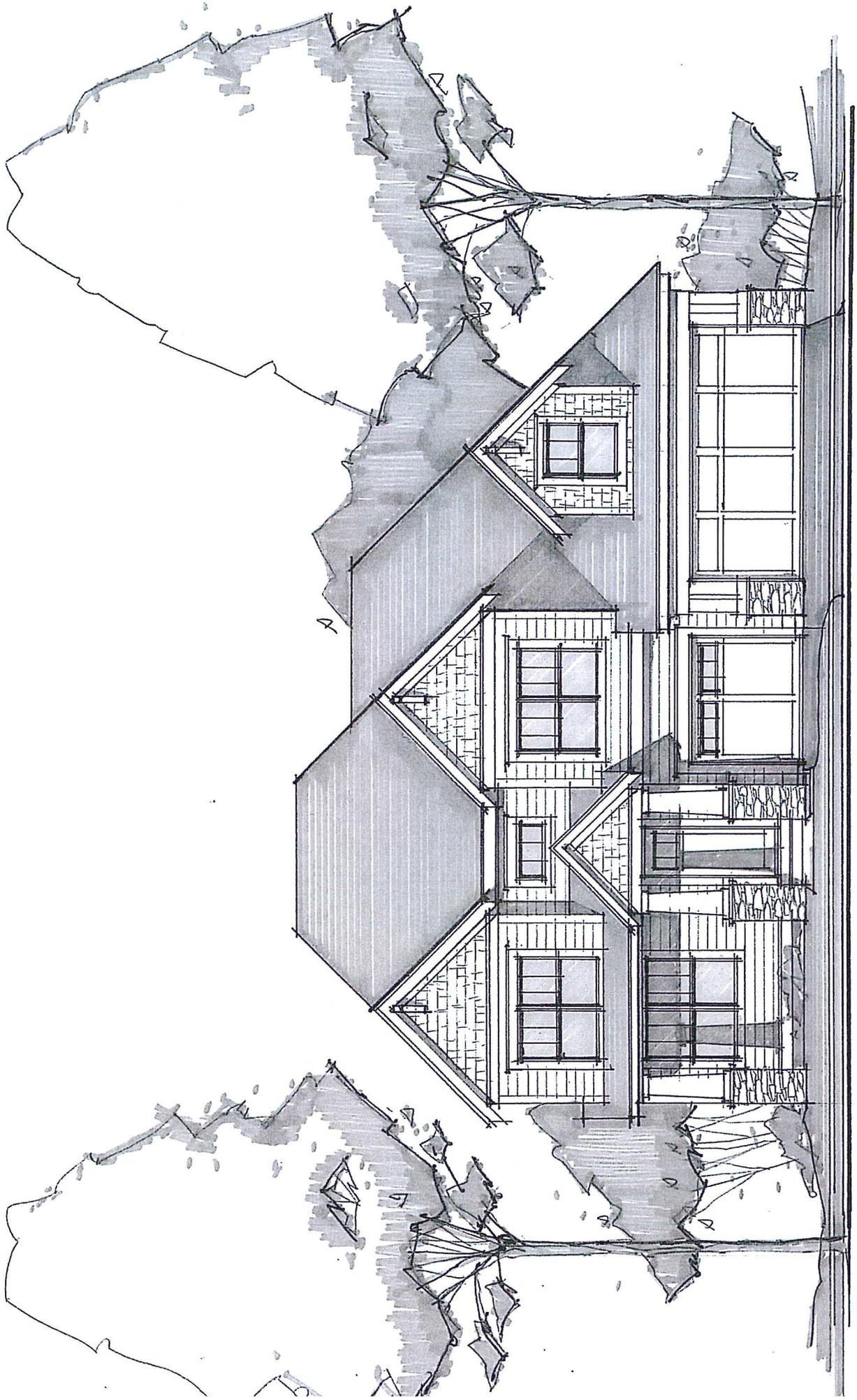


· WOODBRIDGE ·



DELLWOOD . A

3.1.12

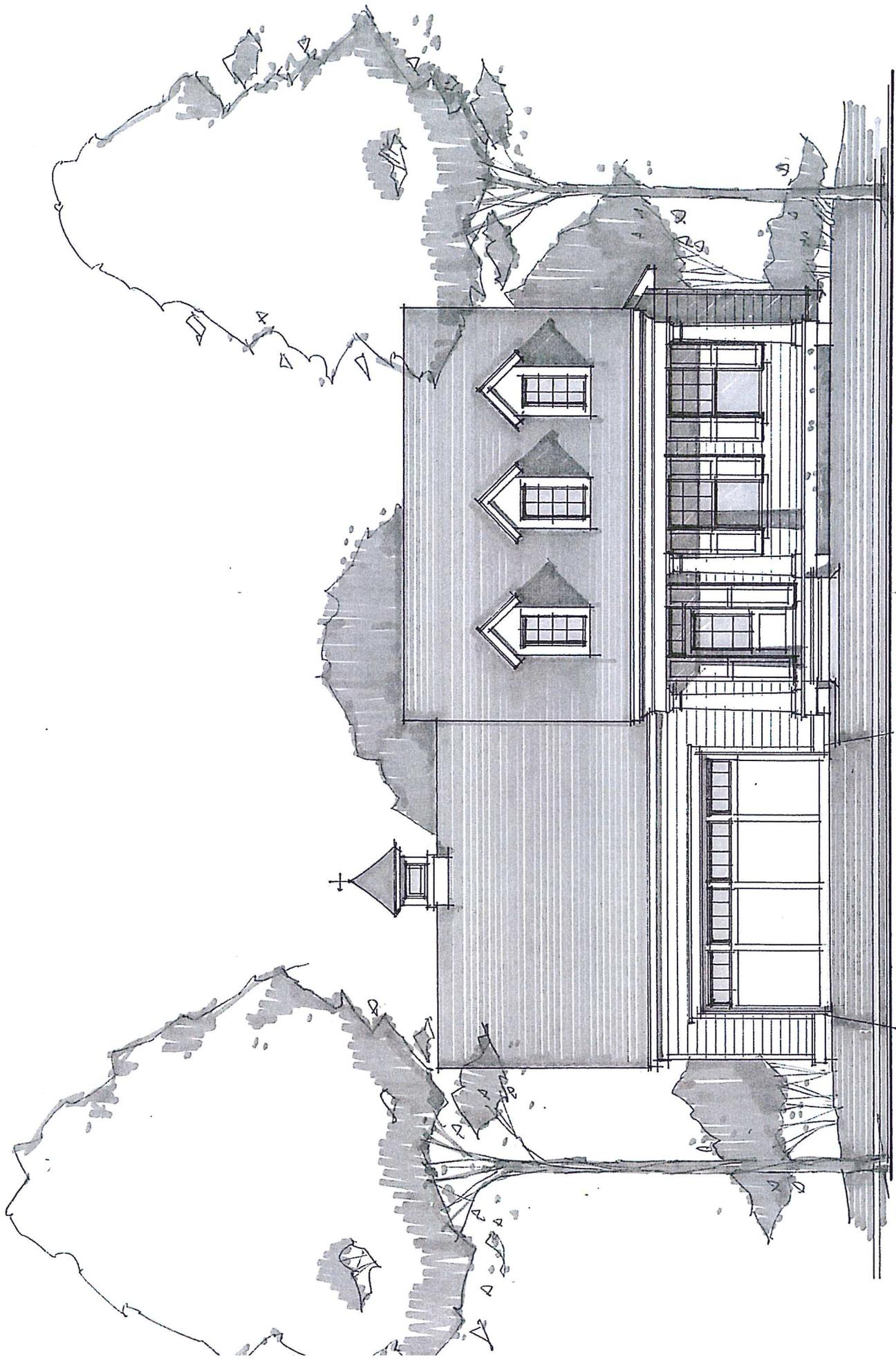


DEANWARD . B

4-2-12



• DELLWOOD •

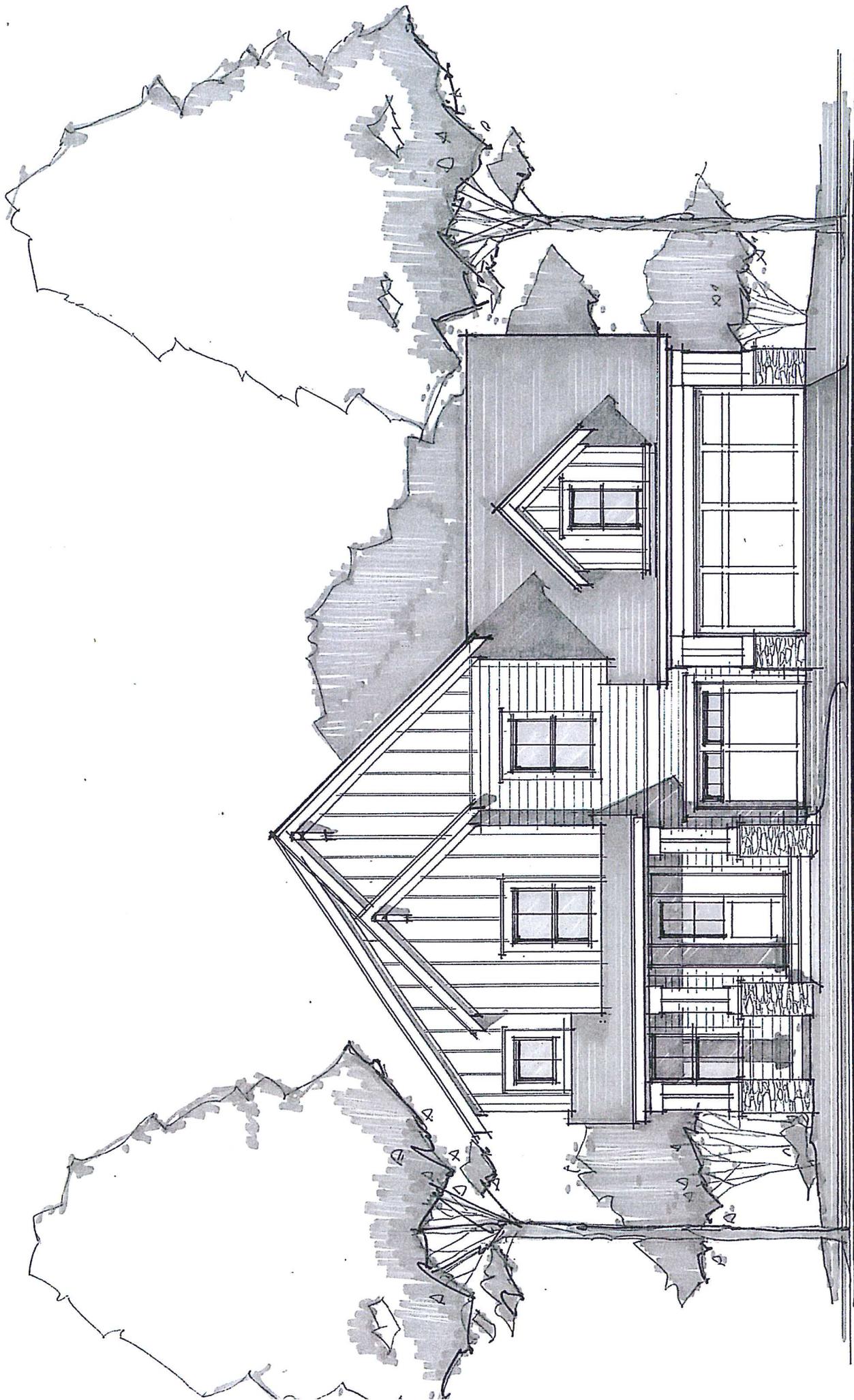


BROOKVIEW.



BIRCHWOOD - A

3-1-12



PIPERHURD . P

4.2.12



BIRCHWOOD

1.15.12

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 10-142

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN AMENDMENT FOR A MULTI-LOT 139 UNIT RESIDENTIAL
AND APPROXIMATELY 410,000 SQUARE FOOT COMMERCIAL PLANNED UNIT
DEVELOPMENT KNOWN AS ARGENTA HILLS**

**CASE NO. 10-28PUD)
(IGH Investments)**

WHEREAS, the City Council approved a preliminary plat and preliminary PUD development plan for a seven (7) lot and seven (7) outlot subdivision and an approximately 410,000 square foot retail and 154 unit residential development on October 22, 2007;

WHEREAS, a preliminary plat and preliminary PUD development plan amendment application has been submitted to the City for property legally described as;

SEE EXHIBIT A

WHEREAS, a revised preliminary PUD development plan has been submitted altering the lot number and design of one of the residential neighborhoods resulting in a reduction in housing units to 139;

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on August 17, 2010;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan amendment for a Seven (7) lot and Seven (7) outlot plat and approximately 410,000 square foot retail and 139 unit residential development is hereby approved subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	10/12/2007 and 6/30/10
Preliminary Site Layout Plan	6/25/2007 and 7/19/10
Preliminary Grading and Drainage Plan	6/25/2007 and 7/19/10
Preliminary Overall Utility Plan	6/25/2007
Preliminary Landscape Plan	6/25/2007 and 8/10/10
Preliminary Tree Inventory and Preservation Plan	6/25/2007 and 8/11/10
Building Elevations	6/25/2007
Trail Plan	6/25/2007
Signage Location Site Plan	10/11/2007
Open Space Plan	6/25/2007 and 7/19/10
Development Capacity Plan	6/25/2007
Preliminary Phasing Plan	6/25/2007 and 7/19/10
Trails, Walks and Green Framework Plan	6/25/2007
Roadway and Trail Plan	6/25/2007
East-West Pedestrian Connection	6/25/2007
Concept Signage Sketches	9/17/2007
Main Street - Argenta Perspective Sketch	
Target View Perspective Sketch	
Commercial Buildings Schematic Elevations	8/7/2007
Argenta Hills Design Guidelines Outline	
Design Features (9 sheets)	6/25/2007
Overall Stormwater Plan (2 sheets)	
Stormwater Details (3 sheets)	
Grading and Drainage Plans (9 sheets)	6/25/2007
Landscape Plans (8 sheets)	6/25/2007
Residential Lot Design Layout (3 sheets)	9/25/2007

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The ownership of all of the natural area/open space to be owned in private ownership by the property owner. A conservation easement shall be required by the City restricting the use of the open space.
5. All rooftop equipment shall be substantially screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.

6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from MnDOT and Dakota County.
10. The Agreement shall stipulate the storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
12. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
13. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.
14. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department

Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council
Signage Location Plan	City Council

15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
16. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
17. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
18. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
19. All private streets shall be maintained by the Home Owners Association.
20. Prior to City Council review of the final PUD development plans, a second access to the town home development shall be provided based on the Fire Marshall's comments. This access shall include a drop curb and minimum 12' wide heavy duty asphalt surface.
21. Prior to City Council review of final PUD development plans in residential areas, the plans shall be modified such that visitor parking shall be accommodated in the single family and town home neighborhoods.
22. Prior to City Council review of final PUD development plans of any phase, the landscape plan shall identify quantities of plant materials proposed for verification of code compliance.
23. Prior to City Council review of final PUD development plans of any phase, the reforestation plan shall be updated indicating the location of replacement trees on site in addition to the landscaping requirements described by the ordinance.

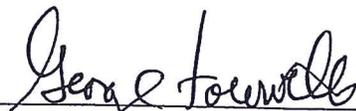
24. Prior to City Council review of final PUD development plans of any phase, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan.
25. All signage for all future proposed development shall be subject to review and approval by the City.
26. Prior to City Council review of final PUD development plans of residential portions, a noise assessment of the proposed development from the major roadways (State and County) including Highway 55, Robert Street and the proposed CSAH 28 shall be required. This analysis should outline areas of concern and detail mitigation strategies for reducing noise pollution on site.
27. Residential neighborhoods located within the boundary of the Noise Abatement Overlay district shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Section 515.80. Subd. 34 of the City Code.
28. Prior to City Council review of final PUD development plans for appropriate phases, the Developer must demonstrate how grading of the custom lots, streets and retaining walls function for the long term, realizing the development of individual lots and construction timing.
29. Prior to City Council review of PUD development plans, the Developer must demonstrate how the trail system can be graded through the open space area. Benches for proper trail widths and cross culverts for drainage shall be designed and implemented into the grading and drainage plans and shall respond to the stormwater ponding and infiltration network.
30. The private streets shown at 24' in the custom single family and small lot single family neighborhoods and in the townhouse neighborhood do not allow for on-street parking. If no other guest parking areas are being provided within these neighborhoods, these streets shall be modified to 28' width to accommodate parking on one side of the street.
31. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
32. Separate trail easements shall be granted to the City for the trail system through the development. The City shall be responsible for the maintenance of the trail and trail easement area.
33. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.

34. The re-platting of Outlot F shall be consistent with the approved preliminary PUD development plans dated 6/25/07 and 7/19/10 unless a revised plan has been approved by the City Council. All conditions, restrictions, covenants, contributions and dedications must occur at time of re-platting Outlot F. This provision shall be included in the approved and recorded development contract.
35. At the time the City signs the plat, the owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees that have been incurred up to the date the City signs the final plat, and the owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time the City signs the final plat, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review, natural resource inventory and transportation modeling as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the owner's applications.
36. This PUD Amendment resolution replaces Resolution No. 07-201 and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.
37. An additional 45 trees plus 2,219 caliper inches shall satisfy tree preservation reforestation for the overall PUD.

Passed this 13th day of September 2010.

AYES: 4

NAYS: 1 (Grannis)

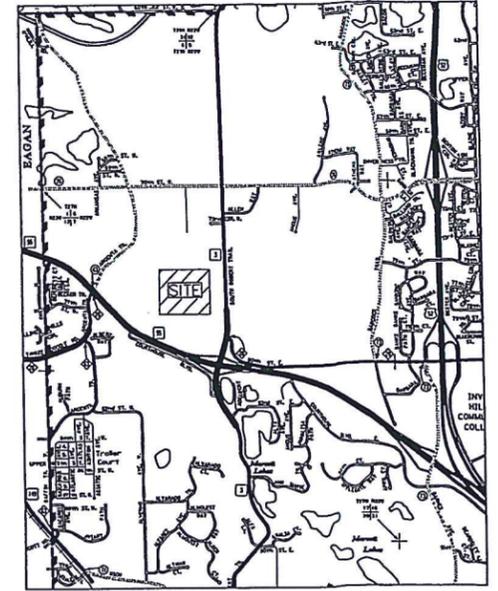
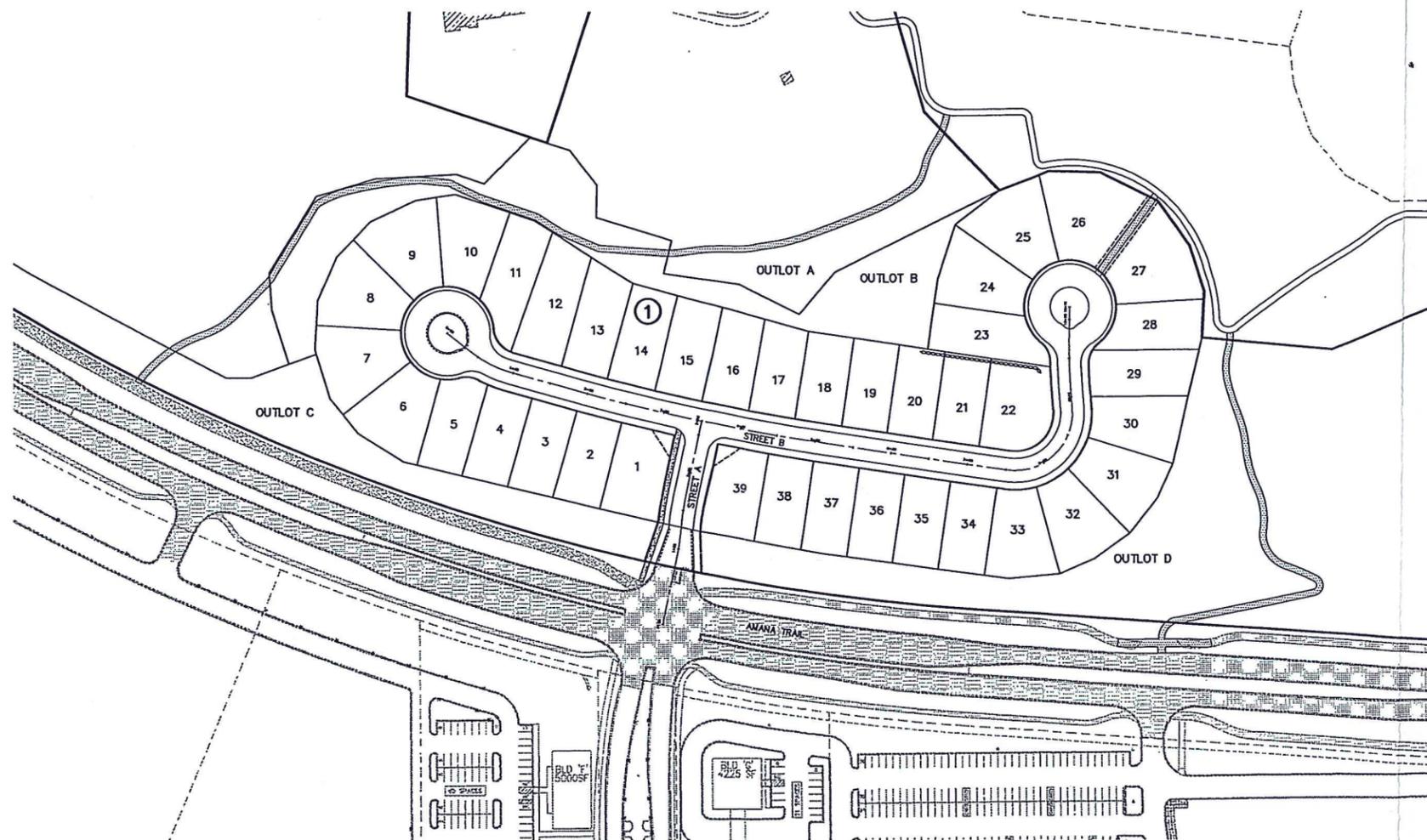

George Tourville, Mayor

ATTEST:

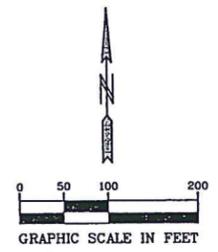

Melissa Rheaume, Deputy Clerk

ARGENTA HILLS 5TH ADDITION PRELIMINARY PLAT INVER GROVE HEIGHTS, MINNESOTA

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			EXISTING SANITARY SEWER PROPOSED SANITARY SEWER FUTURE SANITARY SEWER
			HYDRANT GATE VALVE REDUCER
			EXISTING WATERMAIN PROPOSED WATERMAIN FUTURE WATERMAIN
			CATCH BASIN BEEHIVE STORM MANHOLE
			FLARED END SECTION CONTROL STRUCTURE EXISTING STORM SEWER
			PROPOSED STORM SEWER FUTURE STORM SEWER SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER RIBBON CURB & GUTTER PHASE LINE
			EASEMENT LINE EXISTING 2' CONTOUR LINE EXISTING 10' CONTOUR LINE
			PROPOSED 2' CONTOUR LINE PROPOSED 10' CONTOUR LINE POND OUTLET LINE
			POND HIGH WATER LINE PROPOSED SPOT ELEVATION EMERGENCY OVERFLOW
			DELINEATED WETLAND LINE FEMA FLOODPLAIN BOUNDARY STANDARD EROSION CONTROL
			HEAVY-DUTY EROSION CONTROL TREE FENCE RETAINING WALL
			CONSERVATION AREA SIGN WETLAND BUFFER SIGN EX. CULVERT
			EX. OVERHEAD UTILITY LINES EX. UNDERGROUND TELEVISION LINE EX. UNDERGROUND TELEPHONE LINE
			EX. UNDERGROUND FIBER OPTIC LINE EX. UNDERGROUND ELECTRIC LINE EX. UNDERGROUND GAS LINE
			EX. FENCE (BARBED WIRE) EX. FENCE (CHAIN LINK) EX. FENCE (WOOD)
			EX. CAST IRON MONUMENT EX. ELECTRIC BOX EX. FLAG POLE
			EX. NATURAL GAS METER EX. HAND HOLE EX. FOUND IRON PIPE
			EX. JUDICIAL LAND MARK EX. LIGHT POLE EX. PK NAIL
			EX. UTILITY POLE EX. LAWN SPRINKLER VALVE EX. LAWN SPRINKLER HEAD
			EX. SEMAPHORE EX. SERVICE EX. TELEPHONE BOX
			EX. TEST HOLE EX. TELEVISION BOX EX. WATER WELL
			EX. MONITORING WELL EX. MAILBOX EX. CONTROL POINT
			EX. SPIKE EX. SIGN EX. CLEANOUT
			EX. SIGNIFICANT TREE EX. TREE LINE EX. GRAVEL SURFACE
			EX. BITUMINOUS SURFACE EX. CONCRETE SURFACE SELECT BACKFILL MATERIAL
			GRAVEL CONST. ENTRANCE



LOCATION MAP

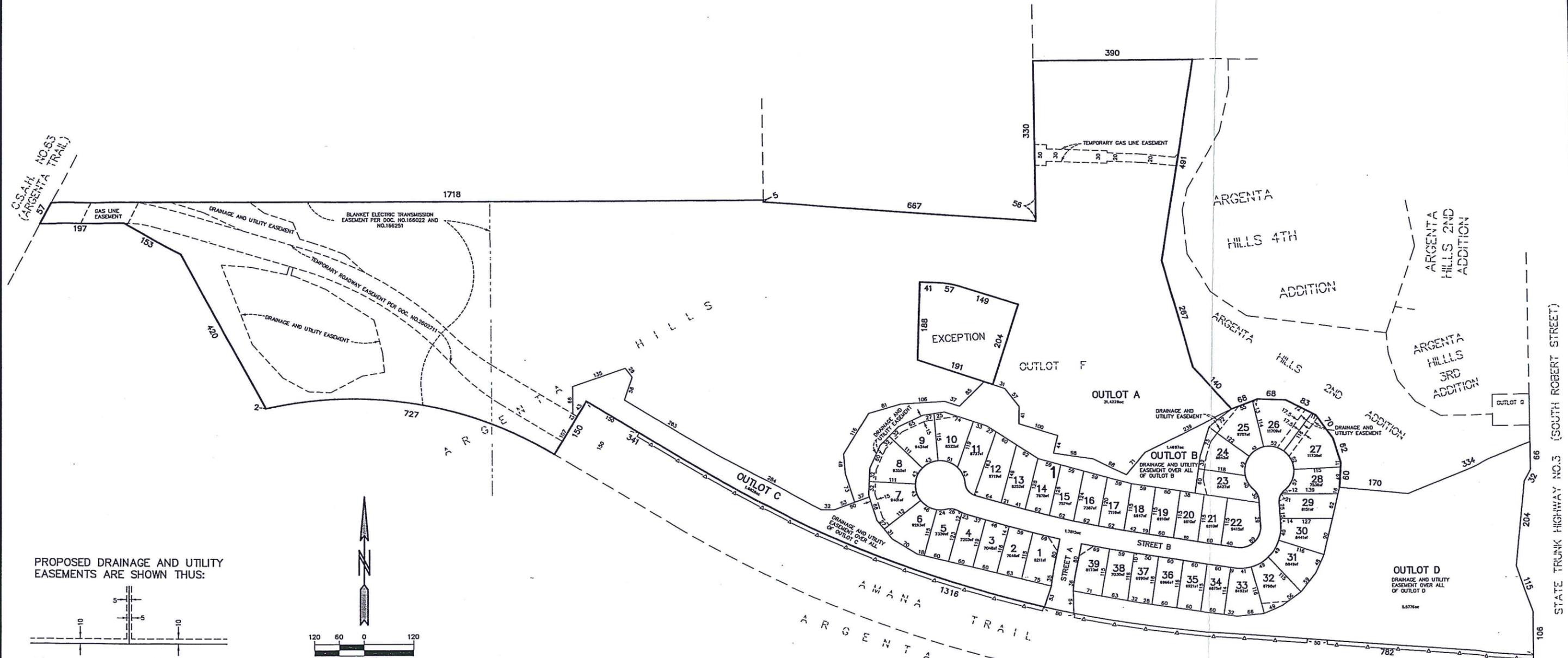


- SHEET INDEX**
1. COVER/PHASING PLAN
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT
 4. PRELIMINARY GRADING
 5. PRELIMINARY UTILITIES/SITE PLAN
 6. UTILITY DETAILS
 7. STORM DETAILS
 8. STREET DETAILS

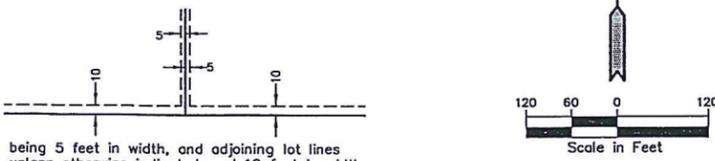
L1. LANDSCAPE PLAN

PRINTED
AUG 10 2012
PIONEER
ENGINEERING, P.A.

C.S.A.H. NO. 63 (ARGENTA TRAIL) ST



PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on the plat.

LEGAL DESCRIPTION
 Outlot F, ARGENTA HILLS, according to the recorded plot thereof, Dakota County, Minnesota except that part thereof described as follows:
 Beginning at the northwest corner of Outlot G ARGENTA HILLS, according to the recorded plot thereof, Dakota County, Minnesota; thence on an assumed bearing of South 00 degrees 18 minutes 21 seconds East along the west line of said Outlot G, a distance of 75.00 feet to the southwest corner of said Outlot G; thence North 89 degrees 41 minutes 39 seconds East, along the south line of said Outlot G, a distance of 90.00 feet to the southeast corner of said Outlot G; thence South 00 degrees 18 minutes 21 seconds East, along the easterly line of said Outlot F, a distance of 40.04 feet; thence South 68 degrees 23 minutes 49 seconds West, a distance of 334.30 feet; thence North 84 degrees 45 minutes 16 seconds West, a distance of 169.60 feet; thence North 03 degrees 10 minutes 23 seconds East, a distance of 60.35 feet; thence North 17 degrees 21 minutes 21 seconds West, a distance of 61.75 feet; thence North 36 degrees 24 minutes 12 seconds West, a distance of 70.15 feet; thence North 63 degrees 25 minutes 50 seconds West, a distance of 82.94 feet; thence North 88 degrees 20 minutes 50 seconds West, a distance of 68.03 feet; thence South 69 degrees 14 minutes 12 seconds West, a distance of 68.03 feet; thence North 43 degrees 22 minutes 45 seconds West, a distance of 139.96 feet; thence North 15 degrees 55 minutes 17 seconds West, a distance of 267.34 feet; thence North 09 degrees 28 minutes 04 seconds East, a distance of 490.67 feet to the north line of said Outlot F; thence North 89 degrees 42 minutes 13 seconds East along said north line, a distance of 891.41 feet to the northeast corner of said Outlot F; thence South 00 degrees 14 minutes 17 seconds East along said easterly line of Outlot F, a distance of 157.87 feet to an angle point in said easterly line; thence North 89 degrees 45 minutes 43 seconds East along said easterly line, a distance of 17.00 feet to an angle point in said easterly line; thence South 00 degrees 14 minutes 17 seconds East along said easterly line, a distance of 171.57 feet to an angle point in said easterly line; thence South 89 degrees 41 minutes 22 seconds West along said easterly line, a distance of 62.00 feet to an angle point in said easterly line; thence South 00 degrees 18 minutes 21 seconds East along said easterly line, a distance of 485.59 feet to the northeast corner of said Outlot G; thence South 89 degrees 41 minutes 39 seconds West along the north line of said Outlot G, a distance of 90.00 feet to the point of beginning.

TOTAL AREA	49.2815	ACRES
TOTAL LOT AREA	7.3471	ACRES
NUMBER OF LOTS	39	
LARGEST LOT	11,738	SQ. FT.
SMALLEST LOT	6,875	SQ. FT.
AVERAGE LOT	8,206	SQ. FT.
TOTAL OUTLOT AREA	40.1529	ACRES
NUMBER OF OUTLOTS	4	
TOTAL RIGHT OF WAY AREA	1.7715	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	4.2723	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	5.3082	LOTS/ACRE
PROPOSED ZONING	PUD	
EXISTING ZONING	PUD	
UTILITIES	AVAILABLE	

PIONEER engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: PETE HAWKINSON
 Reg. No. _____ Date _____

Revisions: 1. 8-10-2012 CITY COMMENTS

Date _____
 Designed _____
 Drawn _____

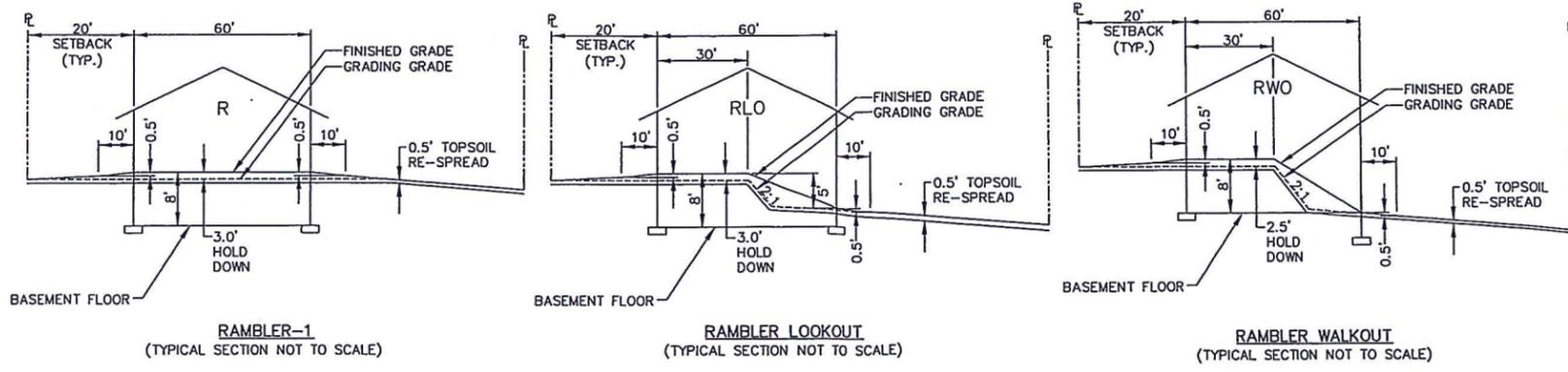
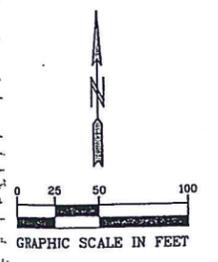
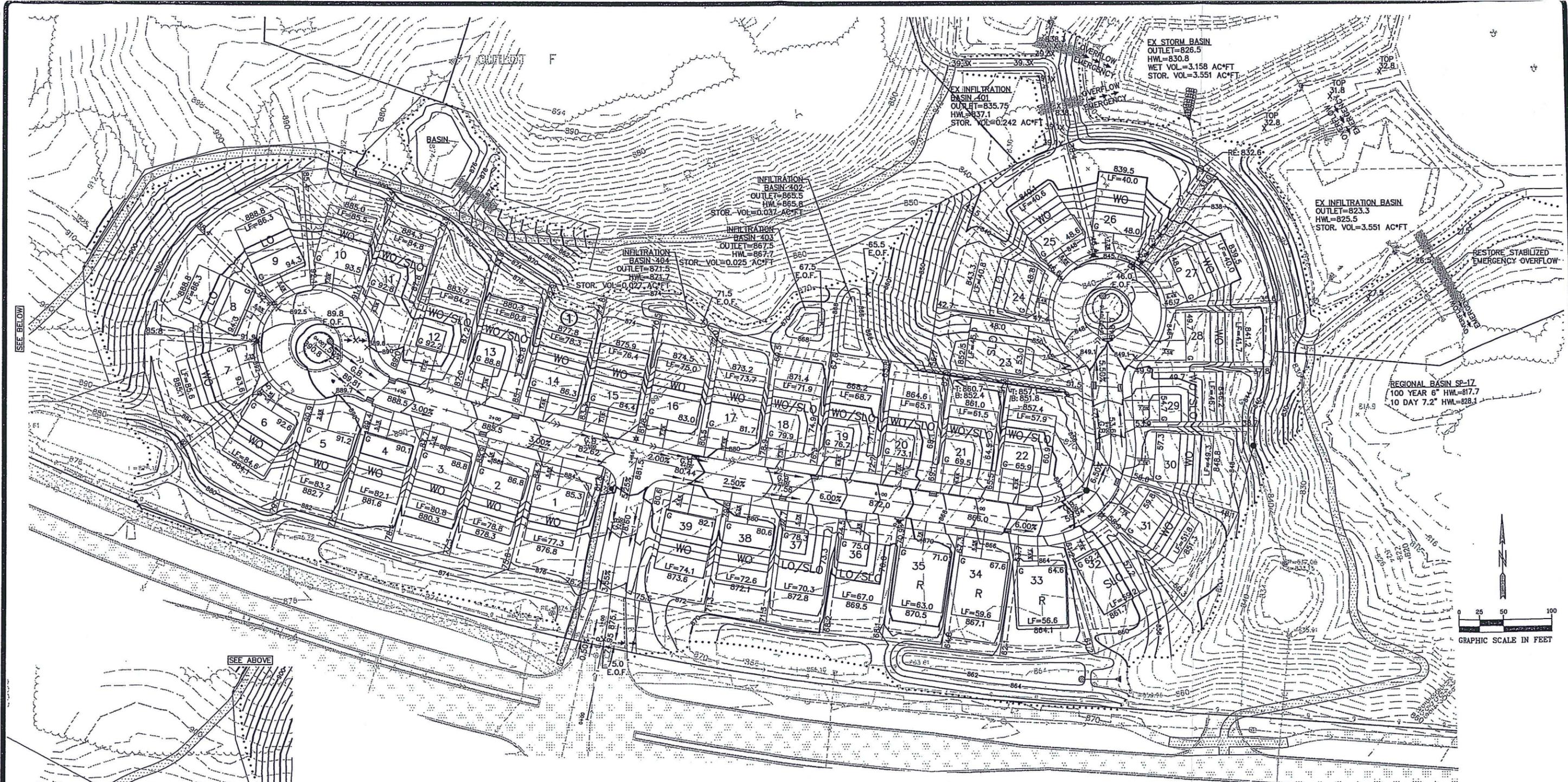
PRELIMINARY PLAT

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 5TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

112118-PREPLAT OVERALL

3 OF 8



LOT DATA		PROJECT SETBACKS	
3	BLOCK NO.	80' Wide Single Family Lots	
7	LOT NO.	Front	Garage foundation to R-Q-W = 20
897.5	GROUND ELEVATION	House foundation to R-Q-W = 20	Foundation to side street R-Q-W = 15
LF=895.0	LOWEST FLOOR ELEVATION	Side	Garage = 5'
G 901.5	DENOTES STEP CONDITION (IN FEET)	Building = 5'	Rear = 30'
G 901.5	HOUSE TYPES	Welland = 40'	
G 901.5	R - RAMBLER		
G 901.5	LO - RAMBLER LOOKOUT		
G 901.5	WO - WALKOUT		
G 901.5	SE - SPLIT ENTRY		
G 901.5	SEWO - SPLIT ENTRY WALKOUT		
G 901.5	SLO - SIDE LOOKOUT		
G 901.5	SWO - SIDE WALKOUT		
G 901.5	CG - CUSTOM GRADING		

PIONEEREngineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Brian N. Molnare
 Reg. No. 47504
 Date:

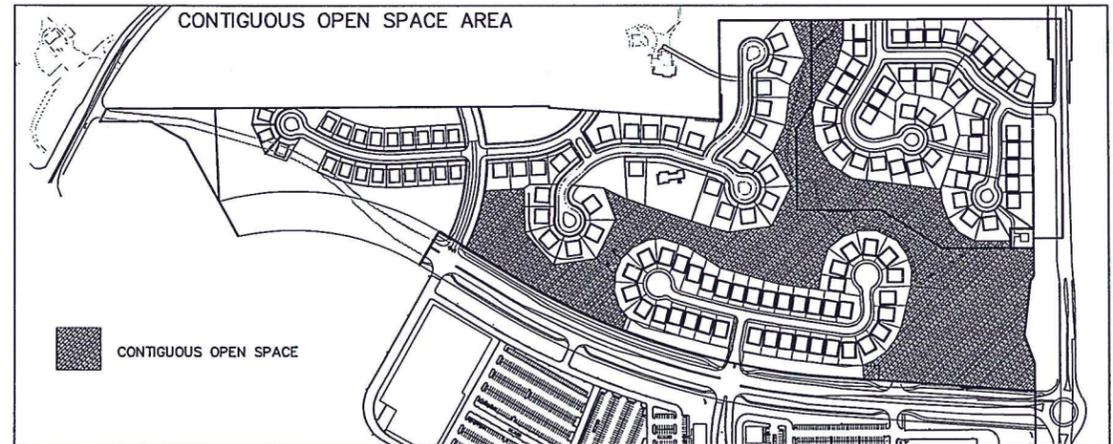
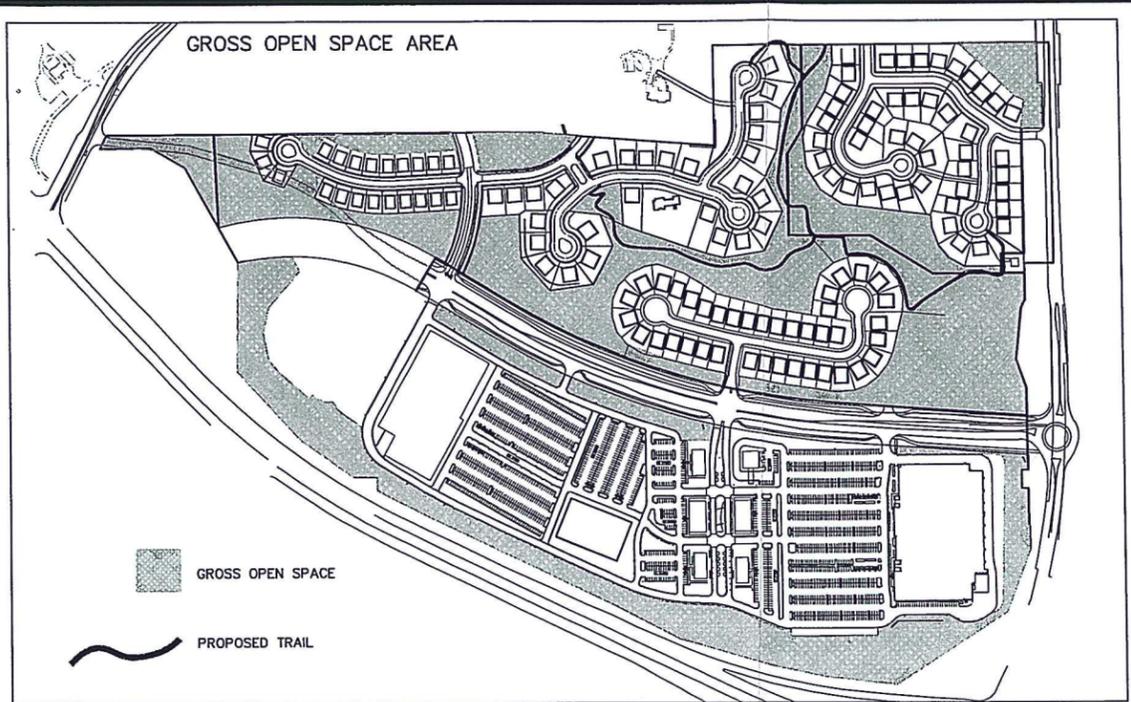
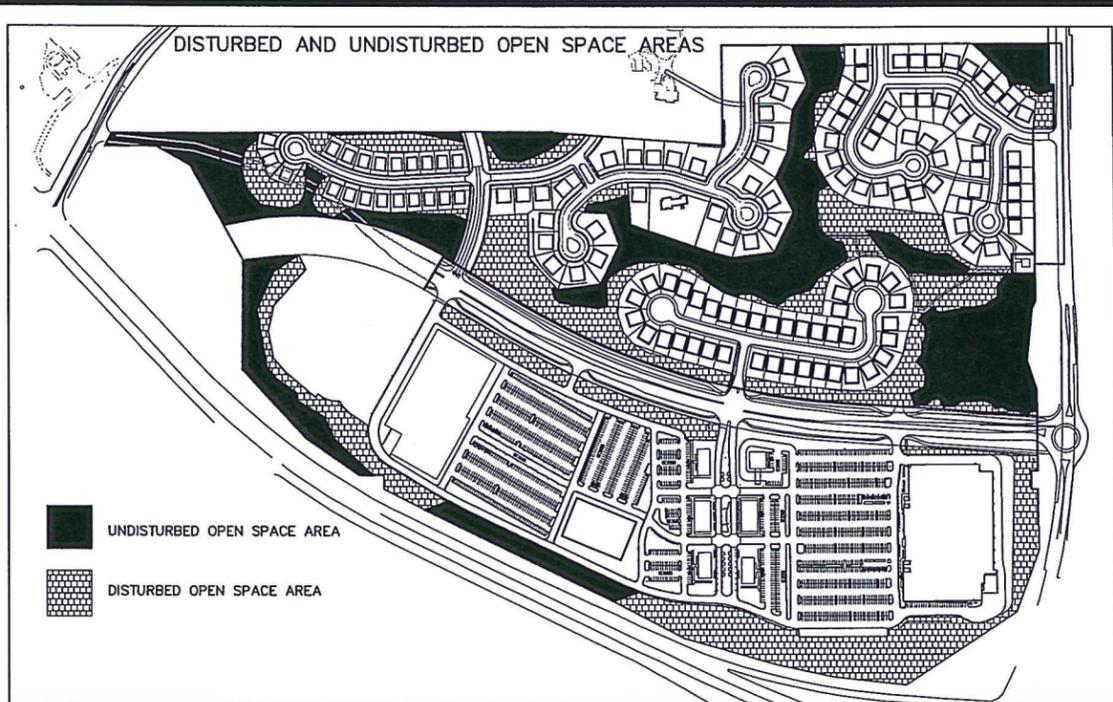
Revised: 1.8-10-2012 CITY COMMENTS
 Date: 7-9-12
 Design: PIC/BNM
 Drawn: BNM

PRELIMINARY GRADING PLAN

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 5TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

4 OF 8



OPEN SPACE TYPES	REQUIRED ACRES**	PROPOSED ACRES 2007	PROPOSED ACRES 2010	PROPOSED ACRES JULY 9, 2012
GROSS OPEN SPACE	24.2	43.7***	42.7	40.4
UNDISTURBED OPEN SPACE	12.1	19.6	21.1	18.9
DISTURBED OPEN SPACE	12.1	23.6	21.4	21.5
CONTIGUOUS OPEN SPACE*	18.2	18.9	20.4	18.2
COMMERCIAL OPEN SPACE (NUMBERS BELOW ARE INCLUDED IN TOTALS ABOVE)				
GROSS OPEN SPACE		13.1	13.1	13.1
UNDISTURBED OPEN SPACE		3.2	3.2	3.2
DISTURBED OPEN SPACE		9.9	9.9	9.9



*CONTIGUOUS OPEN SPACE SHALL BE A MINIMUM OF 100' WIDE AT ANY POINT.
CONTIGUOUS OPEN SPACE SHALL CONSTITUTE A MINIMUM OF 75% OF TOTAL REQUIRED OPEN SPACE AREA.

**REQUIRED ACRES TAKEN FROM PREVIOUSLY APPROVED DEVELOPMENT PLANS

***PREVIOUSLY APPROVED OPEN SPACE PLANS SHOW 45.5 ACRES PROPOSED GROSS OPEN SPACE AREA. 1.8 ACRES OF UNDISTURBED PRIVATE OPEN SPACE HAVE BEEN SUBTRACTED FROM THIS NUMBER AS IT IS UNREQUIRED DATA.

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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name: Jennifer L. Thuyson
Reg. No.: 41765
Date:

Revisions:
7-6-12 revisions for 15th sub-area

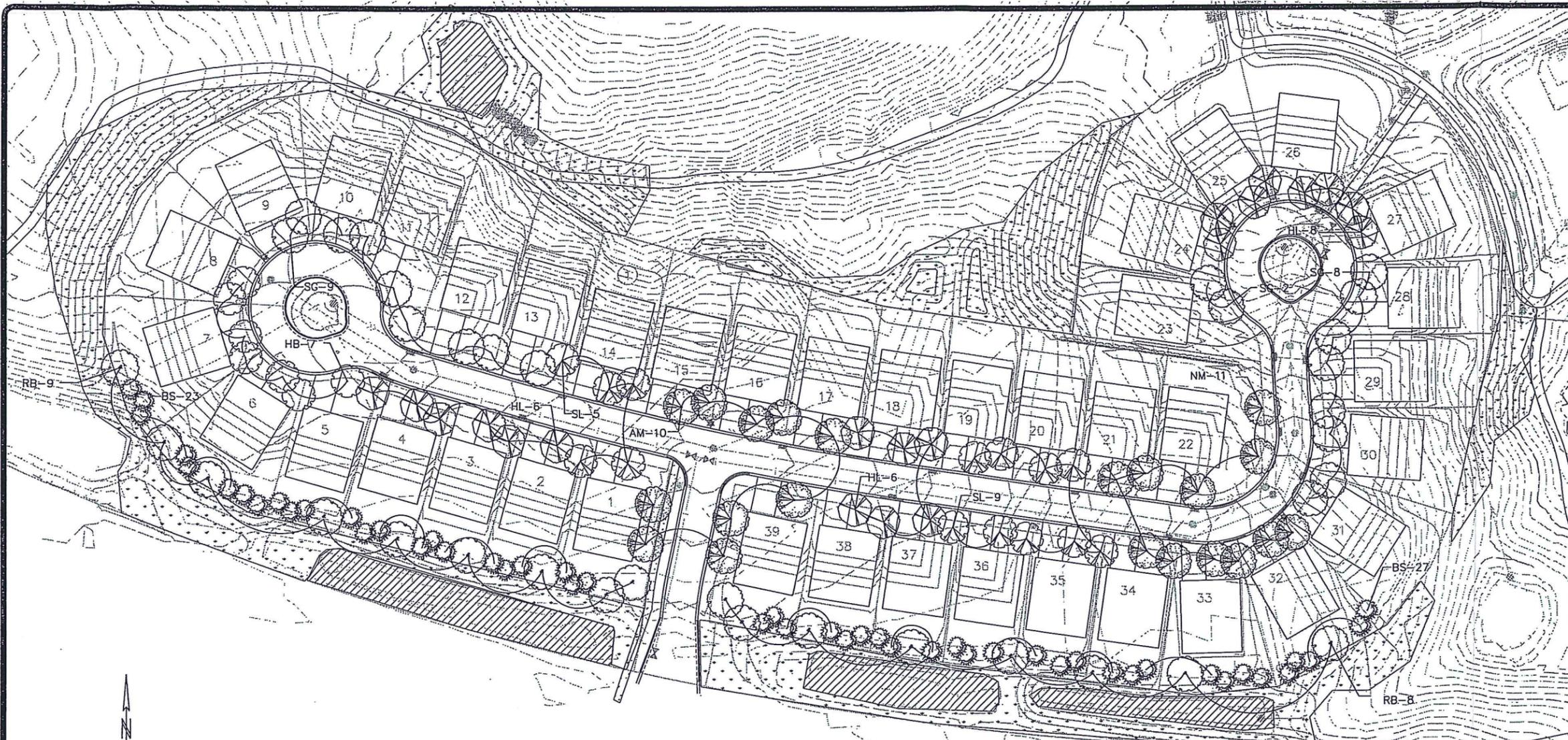
Date: 7/19/10
Designed: JLT
Drawn: JLT

OPEN SPACE AND TRAIL PLAN

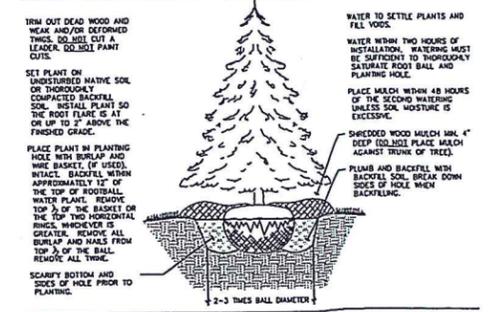
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16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MINNESOTA 55041

ARGENTA HILLS
INVER GROVE, MINNESOTA

1 OF 1



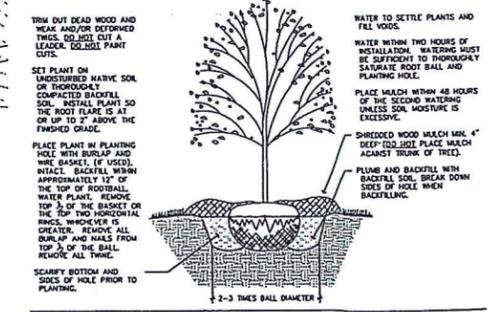
CONIFEROUS TREE PLANTING DETAIL



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH COPPER STATE ONE CALL 1-800-251-1169 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE CROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAM EDDING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

DECIDUOUS TREE PLANTING DETAIL



INFILTRATION BASIN

NATIVE WET PRAIRIE (STATE SEED MIX 34-262 FORMERLY W3)

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/acre)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	<i>Andropogon gerardii</i>	1.12	1.00	6.89%	3.67
fringed bromegrass	<i>Bromus ciliatus</i>	1.68	1.50	10.39%	6.08
blue grama	<i>Calamagrostis canadensis</i>	0.64	0.64	0.27%	4.03
Vulpine wild rye	<i>Elymus virginicus</i>	1.98	1.75	12.07%	2.70
tall fescue	<i>Glyceria grandis</i>	0.17	0.15	1.02%	3.80
low fescue	<i>Glyceria striata</i>	0.12	0.11	0.73%	3.50
switchgrass	<i>Panicum virgatum</i>	0.84	0.75	5.16%	3.85
low bluestem	<i>Panicum polystachion</i>	0.22	0.20	1.39%	8.03
Indian grass	<i>Sorghastrum nutans</i>	0.56	0.50	3.44%	2.20
prairie cordgrass	<i>Spartina pectinata</i>	0.56	0.50	3.41%	1.20
	Total Grasses	7.29	6.50	44.76%	40.69
wooly sedge	<i>Carex poilea</i>	0.08	0.05	0.32%	0.47
burdock sedge	<i>Carex albica</i>	0.02	0.02	0.17%	0.48
fox sedge	<i>Carex vulpinoidea</i>	0.11	0.10	0.69%	3.50
dark green bulrush	<i>Scirpus atrovirens</i>	0.11	0.10	0.72%	17.74
woolgrass	<i>Scirpus cyperinus</i>	0.03	0.03	0.18%	18.00
	Total Sedges and Rushes	0.34	0.30	2.05%	38.19
Canada anemone	<i>Anemone canadensis</i>	0.03	0.03	0.21%	0.09
marsh milkweed	<i>Asclepias incarnata</i>	0.09	0.08	0.55%	0.14
Canada tick bell	<i>Desmodium canadense</i>	0.56	0.50	3.41%	1.00
flat topped aster	<i>Doxilopsis umbellata</i>	0.05	0.05	0.34%	1.20
common bedstraw	<i>Eragrostis perfoliata</i>	0.03	0.03	0.23%	2.03
grass-leaved goldenrod	<i>Euthamia graminifolia</i>	0.02	0.02	0.11%	2.00
spotted Joe-pye-weed	<i>Euthrochium maculatum</i>	0.04	0.04	0.30%	1.50
autumn sneezeweed	<i>Helianthus autumnalis</i>	0.06	0.05	0.35%	2.39
smooth sunflower	<i>Helianthus grosseserratus</i>	0.05	0.05	0.36%	0.30
great blazing star	<i>Liatris pycnostachya</i>	0.01	0.01	0.07%	1.10
great lobelia	<i>Lobelia spicata</i>	0.01	0.01	0.05%	1.40
blue monkey flower	<i>Mimulus rizzosus</i>	0.01	0.01	0.05%	8.40
Virginia mountain mint	<i>Pycnanthemum virginicum</i>	0.09	0.08	0.55%	6.50
red-stemmed aster	<i>Symphoricarpos puniceum</i>	0.09	0.08	0.56%	2.40
blue veronica	<i>Veronica hastata</i>	0.03	0.03	0.23%	5.25
bunched ironweed	<i>Veronica fasciculata</i>	0.03	0.03	0.23%	0.30
Culver's root	<i>Veronicastrum virginicum</i>	0.02	0.02	0.14%	6.00
golden alexanders	<i>Zizia aurea</i>	0.28	0.25	1.76%	1.03
	Total Forbs	1.88	1.50	10.45%	40.00
Oats or winter wheat (see note at beginning of list for recommended dates)		8.65	8.20	42.74%	2.78
	Total Cover Crop	8.65	8.20	42.74%	2.78
	Totals:	16.25	14.50	100.00%	121.53

Purpose: Wet prairie reconstruction for wetland mitigation or ecological restoration.

Planting Area: Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MnDOT Districts 2-12, 30, 4, Metro, 6, 7 & 8.

DISTURBED UPLAND

NATIVE DRY PRAIRIE SOUTHEAST (STATE SEED MIX 35-621 FORMERLY U6)

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/acre)	% of Mix (% by wt)	Seeds/ sq ft
side-oats grama	<i>Bouteloua curtipendula</i>	1.27	1.13	10.23%	2.48
blue grama	<i>Bouteloua gracilis</i>	0.76	0.68	6.19%	10.00
kalm's brome	<i>Bromus kalmii</i>	0.35	0.31	2.78%	0.90
nodding wild rye	<i>Elymus canadensis</i>	1.68	1.50	13.61%	2.86
slender wheatgrass	<i>Elymus trachycaulus</i>	1.32	1.18	10.76%	3.00
junegrass	<i>Koeleria macrantha</i>	0.48	0.41	3.71%	30.00
little bluestem	<i>Schizachyrium scoparium</i>	1.68	1.51	13.70%	8.30
sand dropseed	<i>Sporobolus cylindricus</i>	0.25	0.22	1.99%	16.00
prairie dropseed	<i>Sporobolus heterolepis</i>	0.29	0.26	2.32%	1.50
	Total Grasses	8.07	7.20	65.28%	75.04
butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.52%	0.09
whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.11%	0.05
bird's foot trefoil	<i>Coreopsis palmata</i>	0.06	0.05	0.50%	0.20
white prairie clover	<i>Dalea candida</i>	0.10	0.09	0.78%	0.60
purple prairie clover	<i>Dalea purpurea</i>	0.17	0.15	1.32%	0.80
ox-eye	<i>Helopsis helianthoides</i>	0.07	0.06	0.51%	0.13
round-headed bush clover	<i>Liatris scariosa</i>	0.03	0.03	0.31%	0.10
rough blazing star	<i>Liatris punctata</i>	0.02	0.02	0.17%	0.11
dotted blazing star	<i>Liatris punctata</i>	0.02	0.02	0.23%	0.06
wild bergamot	<i>Monarda fistulosa</i>	0.03	0.03	0.30%	0.85
horse mint	<i>Monarda punctata</i>	0.02	0.02	0.22%	0.80
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.07	0.06	0.59%	0.98
large-flowered beard tongue	<i>Penselmon grandiflorus</i>	0.04	0.04	0.35%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.10	0.09	0.86%	3.20
gray goldenrod	<i>Solidago nemoralis</i>	0.01	0.01	0.14%	1.65
skyblue aster	<i>Symphoricarpos</i>	0.01	0.01	0.06%	0.20
silky aster	<i>Symphoricarpos sericeum</i>	0.02	0.02	0.19%	0.20
bunched spidewort	<i>Tradescantia bracteata</i>	0.01	0.01	0.12%	0.05
heart-leaved alexanders	<i>Zizia aurea</i>	0.02	0.02	0.21%	0.10
	Total Forbs	0.90	0.80	7.49%	10.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
	Total Cover Crop	3.36	3.00	27.23%	1.33
	Totals:	12.33	11.00	100.00%	86.75

Purpose: Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program planning.

Planting Area: Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. MnDOT Districts Metro 6 & 8.

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'AUTUMN BLAZE'	3" B&B	10
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	3" B&B	20
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	3" B&B	11
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12" B&B	17
HB	HACKBERR/CELTIS OCCIDENTALIS	3" B&B	7
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	14
SG	SIENNA GLEN MAPLE/MAPLE X FREEMANII 'SIENNA GLEN'	3" B&B	19
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	8" B&B	50

TREE MITIGATION NOTES:
 PROPOSED TREE MITIGATION INCHES: 519 CALIPER INCHES (98 DECIDUOUS TREES AT 3" AND 50 CONIFEROUS TREES AT 4.5").
 EACH 8" CONIFER COUNTS AS 4.5 CALIPER INCHES AS PER CITY ORDINANCE (2.5" FOR FIRST 6' IN HEIGHT, 1" FOR EACH FOOT THEREAFTER).

SEE ARGENTA HILLS TREE PRESERVATION PLAN ADDENDUM JULY 9, 2012 FOR TREE MITIGATION REQUIREMENTS

TYPE 3 MULCH APPLIED AT 1 TON PER ACRE (OR TYPE 2 BLANKET ON SLOPES)

- 3-YEAR MAINTENANCE PLAN FOR INFILTRATION BASINS AND UPLAND SEEDING:
- YEAR 1-3
1. MOWING SHOULD OCCUR AS NECESSARY THROUGHOUT THE GROWING SEASON FOR THE FIRST TWO SEASONS TO PREVENT NOXIOUS WEEDS FROM TAKING HOLD.
 2. WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED AS NECESSARY.
 3. TYPE 3 MULCH SHOULD BE USED IN BASIN BOTTOM AND TYPE 2 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDING WITH A HEAVY TACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY.
 4. IF THE INFILTRATION AREA BECOMES SATURATED WITH ANY FREQUENCY, REED CANARY GRASS OR OTHER NOXIOUS WEEDS CAN BECOME A PROBLEM. SETHOXYDIM (OR EQUIVALENT) OR OTHER HERBICIDES WILL BE EFFECTIVE IN CONTROLLING REED CANARY GRASS AND OTHER NOXIOUS WEEDS WITHOUT HARMING SEDGES, RUSHES, AND FORBS.
 5. TREES AND SHRUBS SHOULD ONLY BE PRUNED IN THE EVENT OF DAMAGED OR BROKEN BRANCHES.
 6. INLETS MUST BE KEPT CLEAR OF DEBRIS.
 7. ANY DEBRIS OBSERVED IN INFILTRATION GARDEN SHALL BE REMOVED.
 8. NO HEAVY MACHINERY TO BE USED IN INFILTRATION BASINS IN ORDER MAINTAIN THE INTEGRITY OF INFILTRATION

INFILTRATION NOTES:
 INFILTRATION BASINS TO BE SEEDING WITH SEED MIX 34-262 (FORMERLY W3) OR EQUIVALENT. SEE GRADING PLANS FOR MORE INFILTRATION BASIN DETAILS

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Name: Jennifer L. Thompson
 Reg. No.: 44763 Date:

Revisions: 8-10-12-city comments

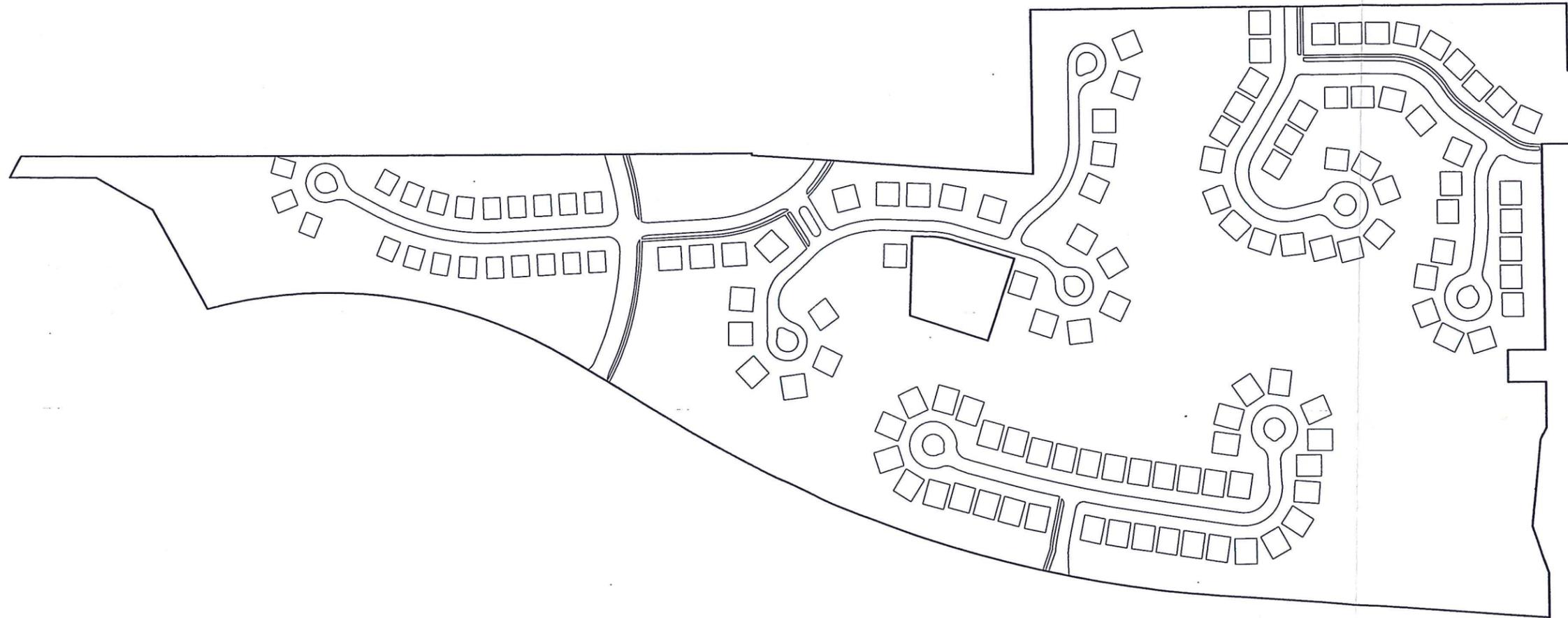
Date: 7-9-12
 Designed: JLT
 Drawn: JLT

LANDSCAPE PLAN

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS FIFTH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA
 1 OF 1

ARGENTA HILLS IMPERVIOUS EXHIBIT INVER GROVE HEIGHTS, MINNESOTA



IMPERVIOUS AREA SUMMARY
 TOTAL AREA: 65.4 AC
 IMPERVIOUS AREA: 15.5 AC
 PERVIOUS AREA: 49.9 AC
 % IMPERVIOUS: 23.7%

LOT IMPERVIOUS AREA ASSUMPTIONS
 (INCLUDES DRIVEWAY)

2ND, 3RD & 4TH ADDITIONS
 3300 SF PER LOT (INCLUDES PORCH)

5TH ADDITION
 3300 SF PER LOT (INCLUDES PORCH)

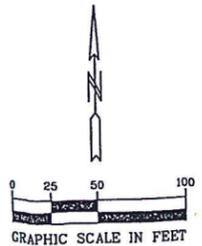
FUTURE LARGE FOOTPRINT LOTS
 3750 SF PER LOT

FUTURE SMALL FOOTPRINT LOTS
 2800 SF PER LOT

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name Brian N. Molinaro
 Reg. No. 47504 Date _____

Revisions
 1. 8-10-2012 CITY COMMENTS

Date 7-9-12
 Designed PIC/BNM
 Drawn ENM

IMPERVIOUS EXHIBIT

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 5TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

1 OF 1

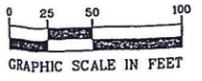
ARGENTA HILLS 5TH ADDITION STREET PARKING EXHIBIT INVER GROVE HEIGHTS, MINNESOTA



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 Name: Brian N. Molinaro
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 Date:

Revisions
 1. 8-10-2012 CITY COMMENTS

Date: 7-9-12
 Designed: PIC/BNM
 Drawn: ENM

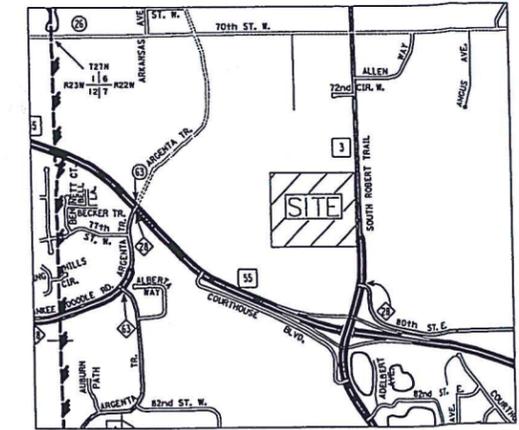
STREET PARKING EXHIBIT

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

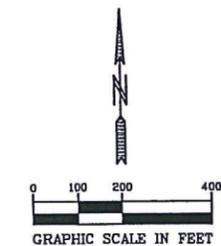
ARGENTA HILLS 5TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

1 OF 1

ARGENTA HILLS PRELIMINARY PLAT/PUD AMENDMENT INVER GROVE HEIGHTS, MINNESOTA



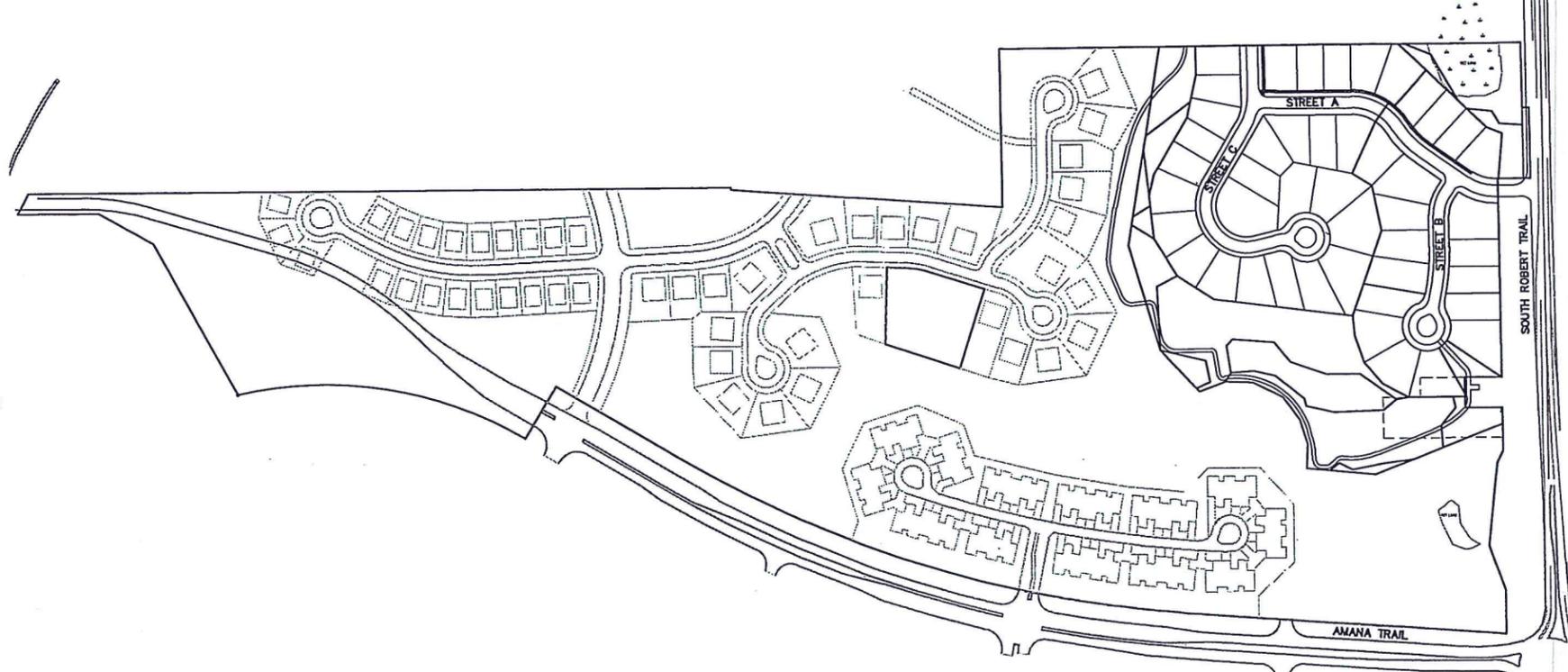
LOCATION MAP



SHEET INDEX

- 1. COVER SHEET
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT
- 4. PRELIMINARY SITE PLAN
- 5. PRELIMINARY GRADING PLAN
- 6. STREET PROFILE
- 7. PHASING PLAN
- 8. DETAILS
- 9. DETAILS
- 10. DETAILS
- 11. DETAILS
- L1. PRELIMINARY LANDSCAPE PLAN
- L2. PRELIMINARY LANDSCAPE PLAN
- L3. OPEN SPACE & TRAIL PLAN
- T1-13. TREE PRESERVATION PLAN

EXISTING	PROPOSED	DESCRIPTION
		HYDRANT(S)
		GATE VALVE(S)
		REDUCER(S)
		EXISTING WATERMAIN
		PROPOSED WATERMAIN
		FUTURE WATERMAIN
		SANITARY MANHOLE(S)
		EXISTING SANITARY SEWER
		PROPOSED SANITARY SEWER
		FUTURE SANITARY SEWER
		CATCH BASIN
		MANHOLE
		FLARED END
		BEEHIVE
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
		FUTURE STORM SEWER
		EXISTING 2' CONTOUR LINE
		EXISTING 10' CONTOUR LINE
		PROPOSED 2' CONTOUR LINE
		PROPOSED 10' CONTOUR LINE
		POND OUTLET LINE
		POND HIGH WATER LINE
		PROPOSED SPOT ELEVATION
		EMERGENCY OVERFLOW
		DELINEATED WETLAND LINE
		PROPOSED/EX. RET WALLS
		EROSION CONTROL FENCE
		EASEMENT LINE
		GRAVEL SURFACE
		BITUMINOUS SURFACE
		CONCRETE SURFACE
		EX. SERVICE
		EX. LAWN SPRINKLER VALVE
		EX. LAWN SPRINKLER HEAD
		EX. WATER WELL
		EX. CULVERT
		EX. TREE LINE
		EX. MAJOR TREE
		EX. OVERHEAD UTILITY LINES
		EX. UNDERGROUND TELEVISION
		EX. UNDERGROUND TELEPHONE
		EX. FIBER OPTIC LINE
		EX. ELECTRIC LINE
		EX. UNDERGROUND GAS
		EX. FENCE LINE
		EX. ELECTRIC BOX
		EX. ELECTRIC BOX
		EX. MONITORING WELL
		EX. TELEPHONE BOX
		EX. TELEVISION BOX
		EX. UTILITY POLE
		EX. LIGHT POLE
		EX. TEST HOLE
		EX. MAILBOX
		EX. SIGN
		ROADWAY IMPROVEMENTS
		BITUMINOUS PATH
		CURB LINE
		CONCRETE WALK
		RIGHT-OF-WAY LINE
		SETBACK LINE



2010 PUD SHE PLAN

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